

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND SUMMARY SHEET

APPLICANT: Hamilton County Park District CODE # 061-02037

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 10/16/09

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PROJECT NAME: Turpin Farms Acquisition

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
☐ B. City (2)
☐ C. Township (3)
☐ D. Village (4)
☐ E. Conservancy District (6)
☐ F. Soil & Water
 Conservation District (7)

- ☐ G. Joint Recreational District (8)
☒ H. Park District/Authority (9)
☐ I. Nonprofit Organization (10)
☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☐ A. Open Space (7)
☒ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 7, 10, 4

7. Preserves or restores flood plain and stream side
forest functions
 10. Preserves or restores functioning flood plains
 4. Preserves high quality, viable habitat for plant
and animal species

ESTIMATED TOTAL

CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): \$ 1,148,125.00 FUNDING REQUESTED: (from 1.2e) \$ 861,094.00

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$

Local Participation _____%

Project Release Date:

Clean Ohio Fund Participation _____%1

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS

(Round to Nearest Dollar)

In Kind
Dollars

(See definition in instructions.)

- a.) Acquisition Expenses: \$ 1,100,000.00 _____
- Conservation Easement
Purchase \$.00
Easement Purchase \$.00
Other Earnest Money \$.00
- b.) Planning and Implementation: \$ 40,625.00 _____
- Appraisal \$ 13,350.00
Closing Costs \$ _____
Title Search \$ 1,000.00
- Environmental
Assessments \$ 1,375.00
Survey \$ 24,900.00
Other Eligible
Costs \$ _____
- c.) Construction or Enhancement of
Facilities: (Reforestation) \$ 7,500.00 _____
- Restoration Cost
Installation of Osprey Platform
Invasive plant control
Install 10 wood duck boxes
Cleanup of un-natural
flood debris
Total \$7,500
- d.) Permits, Advertising, Legal: \$.00 _____
- e.) Contingencies: \$.00 _____
(not to exceed 10% of total costs)
- f.) TOTAL ESTIMATED COSTS: \$ 1,148,125.00

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define)_____	\$_____	.00
b.) Applicant Contributions (Local Funds)	\$ 287,031.00	
c.) Other Public Revenues		
Nature Works	\$_____	.00
Land Water Conservation Fund	\$_____	.00
Ohio Environmental Protection Agency	\$_____	.00
Ohio Water Development Authority	\$_____	.00
Community Development Block Grant	\$_____	.00
Ohio Department of Natural Resources	\$_____	.00
OTHER	\$_____	.00
d.) Private Contributions	\$_____	.00
SUBTOTAL LOCAL RESOURCES:	\$ 287,031.00	25%
e.) CLEAN OHIO CONSERVATION FUND:	\$ 861,094.00	
Funds from another NRAC	\$_____	.00
SUBTOTAL CLEAN OHIO RESOURCES:	\$ 861,094.00	75%
f.) TOTAL FINANCIAL RESOURCES:	\$ 1,148,125.00	100%

1.3 AVAILABILITY OF LOCAL FUNDS:

Please list any partnership with other sources. (i.e.; is this part of a larger project or plan):

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Please attach a map.

PROJECT COUNTY: Hamilton PROJECT ZIP CODE: 45244

B: PROJECT COMPONENTS: Please describe the various project components.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

D: DEFINE TERMS OF EASEMENTS:
PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

2.0 Project Information

2.1 Brief Project Description

- A. **Specific Location:** The Turpin Farm Acquisition site (TFA) is located in the eastern portion of Hamilton County on the Little Miami Scenic River. It is within the 45227 zip code area in Anderson Township and located within the Little Miami Scenic River Watershed. See Exhibits 1 & 2, Location Map and Site Map. **If an on site visit is planned by the reviewers of this acquisition project, it is requested the visit be arranged with the property owner through the Hamilton County Park District.**

- B. **Project Components:** See Attachment A.

The TFA site consists of an estimated 110 acres of riparian corridor floodplain along the Little Miami Scenic River and will be a fee simple acquisition.

This tract sits in the northwest corner of the Fischer Sod Farm and borders the Little Miami Scenic River on two sides. This is a very scenic stretch of the State and Nationally designated Little Miami River. Approximately 36 acres of this tract is in row crop agriculture (currently in soy beans). The current owner of the property will continue farming the 36 acre area on the site for up to 10 years after the HCPD purchases the property.



Looking north at the eastern portion of the site at the riparian corridor.

The purchase contract outlining the extended farming rights has been reviewed and approved by the Ohio Public Works Commission Director Mike Miller. See Appendix 1. After ten years, the HCPD will restore the farmland area to a meadow environment and preserve it as greenspace.

In general, the woods are comprised of typical floodplain species of plants. The canopy is largely dominated by Silver Maple, Cottonwood and Sycamore with some occasional Black Walnut, Red Maple, Slippery Elm and Green Ash. Much of the understory is comprised of Giant Ragweed and Wingstem growing among the piles of both natural and non-natural flood debris. One of the most interesting areas is where Clear Creek flows through to the River. This area floods more frequently, provides vernal pools for amphibians and is covered with several species of smartweed which attract a wide variety of wildlife. An electric utility line corridor also cuts across the northern edge of the farm field and bisects the northern portion of the woods.

The only potential concern for invasive plants observed during staff's site visit was Johnson grass along field edges and several specimens of Purple

Loosestrife which appear scattered along the riverbank. Due to the frequency of flooding events, Amur honeysuckle is not a threat to this system. Due to the site's proximity to the Little Miami Scenic River as a valuable riparian area, the large specimens of native trees and it's remote location, there is a reasonable chance that in the next few years, the site will be used by nesting Bald Eagles or Osprey. The installation of an Osprey Nesting Platform would be recommended to improve those odds. For the same reasons, the site attracts a wide variety of migrating and neo-tropical birds each year.

C. Project Emphasis – See Attachment A

OPEN SPACE

- X 1. Reduces or eliminates non-native, invasive species of plants, and revegetates with native species.**
- X 2. Preserves or increases high quality, viable habitat for plant or animal species, where the forest canopy or native vegetation covers greater the 50% of the area.**

Restoration

Invasive Plant Removal

The HCPD will restore this site by removing herbaceous invasive species, such as Johnson Grass and Purple Loosestrife along the existing riparian corridor. When completed, the site, other than the 36 acres remaining in agriculture, will consist of native habitat. A contractor will be responsible for performing this eradication in the fall of 2010. The contractor will be responsible for eradication maintenance on the site for one year. Yearly maintenance by HCPD staff will occur after the initial spraying occurs to ensure that invasives are kept under control allowing the native herbaceous species to flourish.

Wildlife Habitat introduction

In addition to invasive plant removal, HCPD will also take measures to preserve the existing vegetation on site and keep the site in a natural state. Staff will also install nesting habitats for Osprey and wood ducks. Eagles and Osprey have been seen along this river more frequently in the past few years and installing these will help invite these birds to this area.

When farming ceases on the site, the HCPD will plant a meadow mix of timothy and red clover on the 36 acre farm field and allow it to revert back to



The TFA has a healthy ecosystem that will be further enhanced by the HCPD.

riparian woodland habitat. This would add value to the existing wooded area by creating a buffer between the woods and the sod farm.

Restoration Cost

Installation of Osprey Platform	
Invasive plant control	
Install 10 wood duck boxes	
Cleanup of un-natural flood debris	
Total	\$7,500

In addition, the Park District's first priorities on the site would be to perform a vascular plant survey and a cover mapping inventory on the property to identify sensitive vegetation areas. The HCPD will also develop a Maintenance Plan based on these inventories for the site. See Exhibit 3, Habitat Map

X 3. Includes linkages to other parks, openspace/greenspace preserves, population centers, and lower income areas.

This property will be linked to the Clear Creek Park by a 30 foot wide easement through the Fischer Tract. The HCPD has negotiated the location of this easement with the owner of the property and Anderson Township Park officials and is included in this contract.

X 4. Supports openspace/greenspace planning and preserves lands as recommended within previously identified planning or natural resources management documents.

This application is consistent with recommendations proposed in the **2002 Open Space Acquisition Plan** prepared by the HCPD which identifies critical properties to acquire for the purposes of greenspace preservation. See Part IV – Community Planning for more information on this element.



Typical view of the Riparian Corridor on this site along the Little Miami River.

X 5. Provides access to natural areas that result in recreational, economic, or aesthetic preservation benefits.

The TFA site will be accessible to the public, however, for safety reasons, they are required to notify the Park District of their presence on the site. The HCPD will also consider this site as a possible naturalist interpretive site. The Park District will also consider using this site as a stopping area on their annual

kayak/canoe trips down the Little Miami Scenic River. The HCPD conducts weekly kayak/canoe trips down the Little Miami Scenic River from May to September.

X 6. Provides or enhances areas where safe fishing hunting and trapping may take places in a manner that will preserve balanced natural ecosystems.

The HCPD will recommend including this site in it's annual controlled bow hunting program. Six HCPD parks are currently included in this program. Prospective hunters are required to submit a registration form to the HCPD and pass a qualification process to show they demonstrate the needed hunting skills to hunt safely in the parks. If approved, the hunters have access to the site at a designated time determined by the HCPD during the Ohio Archery season. All hunting rules and regulations set forth by the state are followed in this culling program.

This program has been ongoing for 5 years and the participating hunters have successfully removed a total of 204 deer from Park District property. There have been no injuries during this time. The hunters participating in this hunting program also volunteer their time to help the HCPD with honeysuckle removal each winter.

Riparian Corridor

X 7. Preserves or restores functioning floodplains, including groundwater recharge areas.

The site contains a healthy riparian corridor along the Little Miami Scenic River. The entire site is located within the 100 year Floodplain. See Exhibit 4, Floodplain Map.

The benefits of protecting floodplains are numerous. They help reduce flood damage to downstream resident's property by providing an area for flood water storage, they reduce erosion, remove sediment before it enters streams, provide recreation and access to the public, and create necessary habitat for local wildlife. In addition, the presence of trees on these sites provide benefits. Trees have been shown to provide carbon sequestration which improves the soil quality, control air pollution, and filtrate and purify water as it leaves the site. The preservation of this site's riparian habitat will not only enhance the health and viability of the existing riparian corridor, but will also slow erosion along the Little Miami Scenic River.

X 8. Preserves or restores natural stream channels.

A considerable amount of un-natural debris was found along the river's edge. The HCPD will have this debris removed from the site to improve the appearance of the streambank. HCPD will also remove invasive herbaceous plant life on the river's edge to allow native species to re-establish themselves along the bank.



Typical view of the Riparian Corridor on this site along the Little Miami River.

X 9. Preserves or restores streamside forest, native vegetation or adjacent habitat.

The significant riparian buffer along the Little Miami Scenic River serves to reduce erosion, provide shade and habitat for indigenous wildlife and plants. The HCPD will ensure that this environment is preserved and allowed to mature naturally. Invasive plant materials along the river's edge will be removed by HCPD.

X 10. Preserves existing high quality wetlands or restores wetlands.

The U.S. Department of Fish and Wildlife indicate in its mapping that the TFA site does contain wetlands in the riverbank area. The two classifications found on the site are R2USA and L1UBHh. The Riverine classification is shown in red on the floodplain map, the Lacustrine appears in tan and there is also another classification of wetland, Palustrine, PEMAh, directly adjacent to the site that would benefit from this site being protected which is shown in green. See below for a description of these three classifications. See Exhibit 4, Floodplain/Wetland Map.

[R] Riverine - The Riverine System includes all wetlands and deepwater habitats contained in natural or artificial channels periodically or continuously containing flowing water or which forms a connecting link between the two bodies of standing water. Upland islands or Palustrine wetlands may occur in the channel, but they are not part of the Riverine System.

[L] Lacustrine - The Lacustrine System includes wetlands and deepwater habitats with all of the following characteristics: 1. situated in a topographic depression or a dammed river channel; 2. lacking trees, shrubs, persistent emergents, emergent mosses or lichens with greater than 30% areal coverage. 3. total area exceeds 8 hectares (20 acres).

[P] Palustrine - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the

following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

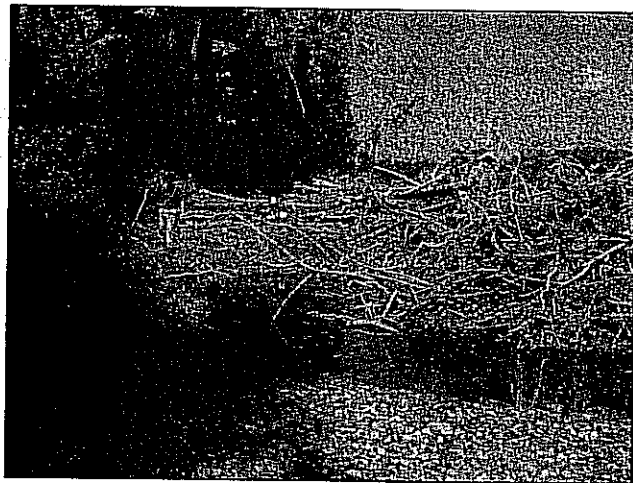
The areas near Clear Creek also have areas which support vernal pools which provide habitat for amphibians.

X 11. Permanent acquisition of riparian corridors, watersheds, forested hillsides or greenspace linkages.

The TFA site will be purchased through a fee simple transaction. This purchase will ensure that this greenspace will be preserved in perpetuity thus protecting floodplain property, wildlife habitat and forested areas. See Exhibit 5, USGS map.

X 12. Plants vegetation or reforest lands for filtration to improve water quality, or to control stormwater runoff.

One critical reason for preserving this property is its relevance to water quality. The riverbank has many areas which are susceptible to erosion. When this site is purchased, the HCPD will ensure the riparian area is preserved.



Typical view of the Riparian Corridor on this site along the Little Miami River.

According to the 2008 ODNR Stream Quality Monitoring Report, The Little Miami River has a use designation of Exceptional Warmwater Habitat (EWH) which is the highest possible for our local streams. In a 1995 report, the Bass Island site had a Use Attainment Status of PARTIAL. In the 1999 report the Use Attainment Status had raised to FULL with a "Good" Stream Quality Monitoring (SQM). FULL attainment was also reported in the 2008 report with an "Excellent" SQM. These studies indicate that there has been a steady improvement in the quality of the river reach at Bass Island documented by the ODNR's own data. Bass Island is the lowest ODNR sampling site on the Little Miami River at River Mile 8.1. Thus, it is the recipient of all of the inflows (and problems) from all of the other reaches up through and above River Mile 9.3 which is the highest sampling site along the river. Any protection of land along this river stretch will help to preserve this steady improvement in high water quality designation. See Appendix A.

Due to this high water quality level, there are some endangered and special interest fish found here. This is described in more detail in Part IV, number 2 on page 11.

The presence of woodland on the site has helped to reduce siltation caused from erosion on the site and the HCPD will ensure that this natural reforestation continues.

Part III. Compliance with State Criteria

1. Percentage of Clean Ohio matching funds necessary to complete project

 X 75% 74 - 70% 69 - 65% 64 - 60% <60%

The HCPD is requesting 75% of Clean Ohio Funding for the 2009 Funding year.

2. Level of collaborative participation: Participation means active involvement through in-kind services or funding.

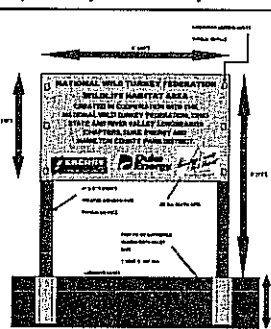
 local political subdivisions State agencies federal agencies

 community organizations X conservation organizations

 X local business groups

The site contains an easement for Duke Energy electric transmission lines. The HCPD has worked jointly with Duke Energy and the National Turkey Federation (NTF) in the past to restore their energy

easements at Shawnee Lookout to native vegetation. Duke and NTF have partnered to help strengthen turkey habitat in the area with native forb seeds and to control invasive plants that prevent these species from establishing. This partnership at Shawnee has been established to date and



Partnership sign posting for the Shawnee Site.



Duke Energy easement on site.

habitat is being restored on the site. The HCPD will present this opportunity to Duke if the property is purchased through Clean Ohio to restore the energy easement line on the site to a native habitat and Duke would perform in-kind services by providing and spreading native seed cover as well as periodically spraying undesirable plants in the corridor per the HCPD's Best Management Practices.

3. OPWC Districts

_____ Joint project in more than one district

_____ Joint project in this district

_____ Carries out an adopted community, watershed or other plan overlapping another district

4. Community benefits: Relative economic, social and recreational benefits

☒ economic benefits

☒ social/recreational

Economic Benefits

Research has shown that the acquisition of open space and riparian corridors in highly developed areas will reduce infrastructure costs, decrease health related costs and increase property values. Open space and trees will reduce storm water management and water quality management cost by the open land absorbing much of the runoff caused by development. It also allows the water more time to filtrate through the greenspace to improve it's water quality. The presence of preserved trees on site also creates a process called transpiration which helps to purify air quality in a county, which currently is in noncompliance with the Environmental Protection Agency. This process would help reduce air quality related health costs, such as treatment for lung cancer, asthma and other respiratory diseases that are common in Hamilton County.

Social/Recreational Benefits

The Park District naturalist's department will investigate the possibility of using this site as a canoe/kayak landing site so they may give interpretive programs. The Park District has been leading kayak trips down the Little Miami Scenic River for three years and this site would allow them to double the mileage of these trips and provide another interpretive experience. The trips have been very popular and they are consistently full.



Possible future landing for the HCPD canoe/kayak program.

5. **Extent of public access once project is complete.**

The TFA property purchased by the HCPD will be open to the public daily from dawn to dusk, however, to preserve the site's delicate ecological balance, visitors are advised to contact the HCPD rangers before their visit. There will be a

potential opportunity, as explained earlier, to provide canoe and kayak access to the Little Miami Scenic River if it is found to be feasible by the Park District.

The site will be accessed by an easement that is being purchased as part of this acquisition.

6. Operation and Maintenance once project is completed.

Ownership/Management

The HCPD will purchase the TFA through fee simple acquisition. The property will be managed as a natural greenspace in perpetuity. The HCPD will hold a conservation easement on the 30' easement to the site from Clear Creek Park and through the Turpin Farms property.

Maintenance/Operations

The property will be maintained by standard land management and operational practices implemented by the Hamilton County Park District staff. The HCPD is an experienced and successful steward of land and is currently responsible for successfully maintaining and operating approximately 13,000 acres of natural area within the park system. HCPD manages over 16,000 acres, 80% of which remain in a natural state. The HCPD has six full time Stewardship staff and 4 part time staff which are responsible for maintaining the natural area within HCPD.

The staff will monitor and maintain this site with site visits to evaluate the site's progress and make appropriate amendments and control weeds until the native plantings have established themselves naturally. After the area is established, staff will continue to monitor the site to ensure it is a healthy environment.

See the description for the HCPD's Storm Water Management Program in part IV, #1 for a detailed description of it's maintenance program.

7. Project Management Experience of similar or related projects.

Below are three examples of previous fee simple land acquisitions which were similar to the TFA. In addition to these sites, the HCPD has successfully completed over 90 fee simple land acquisitions in the past 10 years.

Previous similar Fee Simple Acquisitions – All the below projects were Clean Ohio projects which were similar to this application. All properties noted below are a part of the 2002 Open Space Acquisition Plan prepared by the HCPD.

- **Campbell Lakes Acquisition**, 183 acres, This land was purchased to preserve floodplain along the Whitewater River on the west side of Hamilton

County. The site included riparian corridor as well as numerous lakes that were eventually used for pay fishing lakes.

- **Summe Property, Whitewater Riparian Expansion – phase 2 – 130 acres.** This land was purchased to preserve valuable riparian corridor along the Whitewater River. The Land Management Department for the HCPD planted the site with a wet prairie seed mix to increase the diversity of the habitat on site and to aid in storm runoff into the Whitewater River. This prairie restoration is the largest accomplished to date by the Park District. Additional trees were also planted along the forest to increase its riparian corridor.
- **Jackson Acquisition – 74 acres –** This site was purchased to increase the preserved wetland area adjacent to the Ulmansiek Wildlife Sanctuary by Shawnee Lookout Park. This purchase was necessary to protect the nearby Oxbow area.

Part IV. Compliance with Hamilton County Priorities

1. Community Planning –

The HCPD has been actively pursuing properties along the County's Rivers and streams. This project will help secure needed riparian corridors along the county's protected waterways.

The HCPD's priority to preserve greenspaces in Hamilton County is reflected in the Hamilton County Planning Commission's Community Compass Report No. 16-6 "State of the county Report: Environment. It states that "Whereas past conservation efforts often focused on protecting individual pieces of land, emphasis is now being placed on the need to provide for green infrastructure. Green infrastructure provides a framework for creating an interconnected network of natural streams, conservation lands, working landscapes and other green spaces that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for American's communities and people".

The preservation of riparian greenways is a paramount concern for many municipalities, including those mentioned above, and the acquisition of these riparian properties will move the county closer to preserving the riparian corridor along the Whitewater River.

This acquisition will also comply with the EPA mandated and approved **Storm Water Management Program** for HCPD.

In March 2003, HCPD completed this mandated plan that defines HCPD's stewardship practices for all existing and newly acquired greenspaces. This program was approved by the OEPA in 2003, providing the Park District with a

five year permit for projects occurring during that time. OEPA recently updated the HCPD's permit until January 2014. The HCPD is required by law to implement all stewardship and development guidelines as set forth in our Storm Water Management Program to ensure the greenspaces are managed per the OEPA's standards.

This program outlines the major components of HCPD's stewardship practices. They include: preserving open space; performing environmental assessments on potential acquisitions, reducing impervious surfaces on site's, and reforesting sites.

Although the Park District officially began this program in 2003, it has been utilizing many of the practices for decades. The Park District has been protecting significant greenspace for many years. In 1985, the Hamilton County Park District embarked on a program of identifying and removing paved surfaces. Approximately fifteen (15) acres of pavement have been removed.

The Park District also makes it a practice to remove buildings acquired with new properties unless they can be retro-fitted for public. Over the past twenty-five years, the Hamilton County Park District has removed over 90 structures.

Since the mid 1970's the Hamilton County Park District has been reducing acreage of park areas regularly mowed to create more buffer and wildlife habitat. In 1991, the Park District began a program to convert cultivated cropland into natural areas. In the past decade, approximately 150 acres of farmland have been converted into wetlands and 300 acres converted to prairie or meadow habitat. In all cases, native plant species were used. These plants were collected within a 150-mile radius of Hamilton County or raised in the Park District's native seed nursery. The use of native species improves the chance of plant survival. The use of prairie species has the additional benefit of a deep root system that maximizes soil retention and evapotranspiration thus reducing runoff. There are approximately 200 acres of farmland that the Park District plans to convert, mostly to prairie, during the next five years. When farmland ceases on this project, staff will plant native grasslands or other native forbs.

2. Natural Resource Viability: How important is the project to the viability of the natural resources affected by the project.

Protects 1-5 State Natural heritage Inventory (NHI) ranked rare species

The Ohio Environmental Protection Agency (OEPA) published a report in 2000 that determined one State Endangered fish species, Mountain Madtom, *Noturus eleutherus* and one (1) State Special Interest fish species, River Redhorse, *Moxostoma carinatum* were found in the portion of the Little Miami Scenic River that flows near this acquisition. A complete listing of the fish species found in the OEPA study is listed in Appendix B.

Protects a threatened biological community or important example of Ohio's natural heritage.

The TFA was excavated recently by archeologist. They created a report describing their findings during this time. The site was found to have significant artifacts that uncovered some missing pieces in the history of this area's indigenous American culture. Below is an excerpt from that study that describes the excavation. Below is an excerpt from the Scholarly Journal of the Ohio Historical Society, Volume 61 referring to the Turpin Farms excavation.

"In the Cincinnati area there is a cultural complex which has only recently been recognized as belonging in a period between Hopewell and the later Fort Ancient culture. The recognition of the correct time position of this culture is the result of the excavations of the Cincinnati Museum of Natural History. These excavations were made on the Turpin Farm on the Little Miami River near Newtown, Ohio. Here were recovered both a burial and a village complex which clearly indicate that this Late Woodland group is closely connected with many of the stone slab mounds found along the Ohio Valley, where they were placed on top of bluffs overlooking the main valley or tributary streams. Since the Turpin Farm is well known as a Fort Ancient site, it is suggested that this complex be referred to as Newtown. Many of the human remains in the small stone mound located in the village were in a fragmented condition and scattered, seemingly indiscriminately, in the mound structure. There were also a few flexed Woodland burials and a number of clearly intrusive extended Fort Ancient burials. At this particular site there is little or no indication of a gradual development from the Newtown Focus into the Turpin Component of the Fort Ancient culture. There are, however, indications of continuity from the preceding Hopewell period into the cultural complex of the Newtown Focus in such things as grooved axes, gorgets, stemmed and notched projectile points, notched scrapers, and beaming tools". See Appendix C for Archeological Journal reference.

3. Project preserves or naturally restores steep hillsides with slopes greater than 20%:

The majority of the site is relatively flat, however there is a severely sloping bank along the Little Miami Scenic River embankment which has a propensity to erode if not adequately stabilized. By preserving and managing this tract of land, the HCPD will ensure that erosion

is controlled by eliminating invasive species and by planting native forbs in their place.



Typical example of stream bed slopes.

4. Preserves or enhances undeveloped lands along viewsheds of major highway

This property is visible from US 50 which has an average daily traffic volume of approximately 22,200 vehicles according to the Ohio Department of Transportation (ODOT) 2005 Traffic Counts. The latest counts were tallied in 2005. The preservation of this property will protect the aesthetic quality of the viewshed along this corridors. The ODOT Hamilton County Traffic Count Map is included in Appendix D.

5. Project protects headwater streams:

N/A

6. Protection of highly erodable lands:

The TFA site lies entirely within the Little Miami Scenic River floodplain. The site is primarily flat with the exception of the bank along the river which slopes severely in places, well exceeding 20%, with some erosion problems. The site lies entirely within the Jules silt loam, Ju soil classification.

Ju classification ranges from 0% to 2% in slope with well drained soils located on floodplains. Flooding can occur in this soil type at any time of the year, but generally floods in spring. All of these flood events are generally brief in nature. The Ju classification is generally found in areas ranging in size from 10 to 2,500 acres.

Permeability is moderate to moderately rapid in this classification. It is suitable for crop lands, but is also well suited to trees and to habitat for openland and woodland wildlife which is consistent with the HCPD's plans to preserve and restore native species as well as provide habitat for this area. See Exhibit 6, Soil Map.

7. **Project address a situation where action must be taken now or opportunity will be lost forever:**

N/A

Readiness to proceed

The HCPD has secured all the needed documents and has completed negotiations with the owners of the TFA site. HCPD is ready to proceed immediately upon notice of acceptance of Clean Ohio Conservation funding.

Define Terms of Easement

RESTRICTIVE COVENANT - In the event that the Purchaser is successful in their grant application, the deed from the Seller shall contain the following additional restrictive language: "Fischer "Island" Property, TFA - 110 Acres - Purchaser agrees to perpetually keep this property in greenspace for the protection of riparian and floodplain forest areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices. Purchaser or assigns will be permitted to perform limited streambank erosion correction and enhancement projects that do not channelize the stream corridors (best management practices would include wetland creation and enhancement, use of bioengineering techniques, small impoundments where appropriate to create additional wetland areas, planting of appropriate wetland species to increase the biodiversity, etc.). Public access into and through the site will be provided by the Purchaser in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Purchaser. Purchaser agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Purchaser or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project." If the Purchaser is not successful in the grant application for the Clean Ohio Conservation Program, then no restrictive covenants will be placed upon this deed."

3.0 PROJECT SCHEDULE:*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	<u> / / </u>	<u> / / </u>
3.2	Land Acquisition/Easements:	<u>10/16/09</u>	<u>06/28/10</u>
3.3	Site Improvements:	<u>06/1/10</u>	<u>12/30/11</u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1	CHIEF EXECUTIVE OFFICER	Jack Sutton
	TITLE	Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	jsutton@greatparks.org
4.2	CHIEF FINANCIAL OFFICER	Thomas Kaluba
	TITLE	Treasurer
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	Tkaluba@greatparks.org
4.3	PROJECT MANAGER	Ross Hamre
	TITLE	Planning Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 728-3551, ext. 256
	FAX	(513) 521-2896
	E-MAIL	rhamre@greatparks.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 ½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

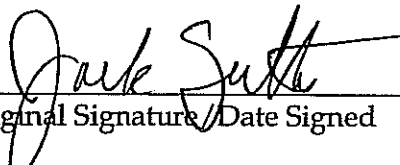
- ☒ [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- ☒ [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- ☒ [X] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- ☐ [] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- ☒ [X] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- ☒ [X] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- ☒ [X] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- ☒ [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- ☒ [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

JACK SUTTON, Director

 10/16/09
Original Signature / Date Signed 6

ATTACHMENT A

PROJECT EMPHASIS (Turpin Farms Acquisition)

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☐ 2. Increases habitat protection
- ☐ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☒ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☒ 7. Preserves or restores flood plain and stream side forest functions
- ☐ 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☒ 10. Preserves or restores functioning flood plains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores stream side forests
- ☐ 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

RIPARIAN CORRIDOR

- ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds.
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☐ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

**BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT**

July 23, 2009

RESOLUTION NO. 2853

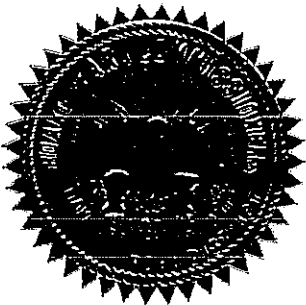
CLEAN OHIO CONSERVATION PROGRAM

WHEREAS, the Board of Park Commissioners of the Hamilton County Park District, desires financial assistance under the Clean Ohio Conservation Program Funds, administered by the Ohio Public Works Commission.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Park Commissioners of the Hamilton County Park District, as follows:

1. That the Board of Park Commissioners of the Hamilton County Park District hereby approves filing of applications for the Clean Ohio Conservation Program Funds for 2009.
2. That Jack Sutton, Director, is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, to enter into any agreements as may be appropriate and necessary for obtaining this financial assistance, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.
3. THAT THE BOARD OF PARK COMMISSIONERS OF THE HAMILTON COUNTY PARK DISTRICT hereby does agree to obligate the funds required to satisfactorily complete the proposed projects and thus become eligible for Clean Ohio Conservation Program financial aid up to 75% of the total project costs.

**BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT**



JAMES E. BUSHMAN, President

ROBERT A. GOERING, SR., Vice President

NANCY R. HAMANT, Vice President

ATTEST:

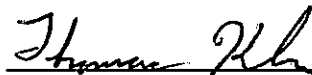
This 23rd day of July, 2009

JACK SUTTON, Director

CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

October 16, 2009

I, Thomas Kaluba, Treasurer of the Hamilton County Park District, hereby certify that Hamilton County Park District has the amount of \$287,031.00 in the Land Acquisition Fund and that this amount will be used to pay the applicant revenues for the Turpin Farms Acquisition project.

A handwritten signature in cursive script, appearing to read "Thomas Kaluba", is written over a horizontal line.

Thomas Kaluba, Treasurer

Land Appraisal Report

**CONTRACT TO PURCHASE
Fischer "Island" Property – 109.4 Acres
October 13, 2009**

The Board of Park Commissioners of the Hamilton County Park District 10245 Winton Road Cincinnati, Ohio 45231, a Park District organized under the laws of Ohio ("Purchaser") hereby offers to purchase from R. TURPIN FISCHER, JR. 3298 Dry Run View Lane Cincinnati Ohio 45244 ("Seller") the real property known as Hamilton County Auditor's parcel 500-0450-0004 as shown on the attached map, Attachment 1, in totaling approximately 109.4 acres to be surveyed by Purchaser (the "Property"), in accordance with provisions below. This offer shall remain open for acceptance until 6:00 p.m. on Wednesday October 14, 2009. A signed copy shall be returned to Purchaser at Purchaser's address provided below after Seller's acceptance. If this offer is accepted, the Contract formed thereby shall be as follows:

WITNESSETH:

WHEREAS, Seller owns real property which is adjacent to the Little Miami River and part of the Little Miami Scenic River Corridor natural resource system;
WHEREAS, Purchaser desires to acquire certain real property for expansion and protection of the Little Miami River preserved area; and
WHEREAS, Purchaser has an opportunity to submit a grant application for Clean Ohio funding as administered through Ohio Public Works Commission (OPWC) on October 16, 2009;
NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. The purchase price shall be TEN THOUSAND DOLLARS (\$10,000) per acre for the Property surveyed and this Agreement provides (the "Purchase Price") payable as follows: \$54,700 (0.05% of the Purchase Price) herewith as earnest money (together with any interest accrued or gain realized thereon, the "Earnest Money"), to be held by COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Nebraska corporation ("Escrow Agent") in an escrow account pending closing or Seller's acquisition of the Property. If Purchaser fails to pay the Purchase Price when due, Purchaser authorizes Escrow Agent to pay the Earnest Money to Seller as liquidated damages or for Purchaser to forfeit the Earnest Money to Seller as liquidated damages. If Seller fails to convey title to the Property as and when this Contract requires, or if Purchaser terminates this Contract as provided herein, then Seller shall authorize Escrow Agent to pay the Earnest Money to Purchaser. Purchaser shall pay the balance of the Purchase Price to Seller at Closing as provided in Section 4 hereof by wire transfer of immediately available federal funds.

2. Seller shall cause the conveyance of insurable title to the Property to Purchaser by recordable deed of limited warranty, in fee simple absolute, at the closing ("Closing") to be held at the Hamilton County Prosecutor's office, Taft Center 230 E. 9th St. Suite 4000, 45202, with five (5) days' prior written notice on or before May 31, 2010, or on such other date as is mutually agreed upon, free and clear of all liens and

encumbrances as of the date of Closing except (i) non-delinquent real property taxes and installments of special assessments, (ii) easements and restrictions of record, (iii) tenants in possession, and (iv) encroachments and other matters of which notice could be obtained by an accurate survey and inspection of the Property. Seller shall not pay transfer taxes or Auditor's conveyance fee because the transfer of title to Purchaser is exempt from payment of the same. At the time that Seller accepts this offer, Purchaser at Purchaser's expense shall order a title search. If Purchaser determines within Sixty (60) days after Seller's acceptance of this offer that Seller's title is not in accordance with this paragraph (except for mortgages or other liens that Seller may release at the Closing), Purchaser shall so notify Seller within Sixty (60) days after acceptance of this offer; otherwise, Purchaser waives any objections to title except as to matters created following such notice and before Closing. In the event of Purchaser's title objection, Seller may attempt to clear the title of such matters, and the Closing date shall be extended if necessary; but either party may terminate this Contract if (i) such matters cannot be corrected, (ii) Seller elects not to attempt to correct them, or (iii) Seller fails to remove such matters within a reasonable time, by giving written notice of such termination.

3. Purchaser at Purchaser's expense shall have a surveyor survey the Property within sixty (60) days after Seller's acceptance of this offer, determine the area of the Property in acres, and certify such survey and area determination to Seller and Purchaser. The parties shall use such area determination to compute the Purchase Price.

4. If Seller is unable to secure a full Fee Simple title to the Real Estate prior to the May 31, 2010 closing despite Seller's best efforts, Seller at Seller's option may terminate Seller's obligation to convey title to the Property to Purchaser and Purchaser's duty to pay the Purchase Price by giving written notice of such termination to Purchaser and paying Purchaser \$1,000. If Seller exercises such termination right, Seller shall direct Escrow Agent to pay the Earnest Money to Purchaser. Seller's best efforts means that Seller will exercise its right as a tenant in common holding an undivided fractional fee simple interest in the Property to purchase it in the pending partition suit sale and paying the purchase price due in connection with such exercise.

5. Seller may retain rights (Crop Rights) to farm the approximately 36 acre field area for up to 10 years after the date of Closing (IE: Crop Years 2010 – 2019). The retention of said Crop Rights provides a temporary interim land management practice at no cost to the Purchaser that is compatible with the conservation of natural resources and permanent preservation of this undeveloped greenspace. The 36 acre field will continue to remain on the Current Agricultural Use Value (CAUV) program and Purchaser will file the necessary documents to keep this acreage on the CAUV program through the up to 10-year Crop Right period. During this up to 10-year Crop Right period, Seller will pay the property taxes for this 36 acre field area semi-annually as a reimbursement to Purchaser within ten (10) days of Purchaser presenting documentation as to amount owed.

5. All real property taxes and installments of assessments, if any, shall be apportioned as of the Closing on the basis of the most recent tax bill. Seller's pro rata share is the number of days in the year in which Closing occurs prior to Closing divided by 365, plus the taxes for 2009 not paid at the time that Closing occurs. Seller shall credit the payment of the Purchase Price at Closing with such pro rata share. Purchaser shall be liable for paying taxes and assessments accruing against the Property as they become due.

6. Purchaser is to have their surveyor define and journalize on the plat of survey a 30 foot wide easement for ingress/egress purposes to serve the Real Estate. This easement assumes access into the site through the existing Webb Lane paper street and as it enters Seller's other retained property the easement will follow Seller's eastern boundary line to the woods along Clear Creek at which point, the easement will turn westerly and follow the tree line on the south edge of Clear Creek.

7. In the event that the Purchaser is successful in their grant application, the deed from the Seller shall contain the following additional restrictive language: *"Fischer 'Island' Property – 109.4 Acres - Purchaser agrees to perpetually keep this property in greenspace for the protection of riparian and floodplain forest areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices. Purchaser or assigns will be permitted to perform limited streambank erosion correction and enhancement projects that do not channelize the stream corridors (best management practices would include wetland creation and enhancement, use of bioengineering techniques, small impoundments where appropriate to create additional wetland areas, planting of appropriate wetland species to increase the biodiversity, etc.). Public access into and through the site will be provided by the Purchaser in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Purchaser. Purchaser agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Purchaser or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project."* If the Purchaser is not successful in the grant application for the Clean Ohio Conservation Program, then no restrictive covenants will be placed upon this deed.

8. Seller shall deliver possession and occupancy of the Property to Purchaser upon or before the Closing subject to the right of tenants in possession.

Seller shall be liable for the payment of all utility bills and other expenses attributable to the period of Seller's ownership of the Property. Seller shall cause the utility meters serving the Property, if any, to be read as soon as possible after Closing. Purchaser shall establish accounts for such utilities in its name as soon as possible after Closing.

9. Seller certifies to Purchaser that, to the best of Seller's knowledge: (a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (c) the REAL ESTATE is zoned H Riverfront and permitted uses include recreation; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except: the structural damage/condemnation (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None; (f) that there is and has been no discharge or disposal by Seller of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the REAL ESTATE, or contamination of the REAL ESTATE by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations. Seller has made no investigation to provide a basis for his knowledge concerning the Property or his representations in this Section 9 concerning it.

10. This Contract shall constitute the entire agreement of the parties. No oral or implied agreements or understandings shall vary the terms of this Contract. Purchaser has had the opportunity to inspect the Property fully, and accepts it "as is." SELLER MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE CONDITION OR VALUE OF THE PROPERTY OR ANY OTHER MATTER PERTAINING TO THE PROPERTY. SELLER HAS NOT AUTHORIZED ANY BROKER, AGENT, OR ATTORNEY TO DO SO. This Contract shall be binding upon the parties, their heirs, administrators, executors, successors, and assigns.

11. Time is the essence of each provision of this Contract. This Contract is governed by the law of Ohio.

12. Within ten days after Seller accepts this offer, Purchaser shall provide evidence satisfactory to Seller that Purchaser has duly authorized the entering of this Contract in the form of a Board Resolution giving the Park District Director, Jack Sutton or his designee the authority to sign this contract on behalf of the Board. If Purchaser fails to provide such evidence in such ten day period, Seller may terminate this Contract by written notice to Purchaser and Escrow Agent. If Seller exercises such termination right, once the Escrow Agent pays the Earnest Money to Purchaser, neither Seller nor Purchaser shall have any liability hereunder.

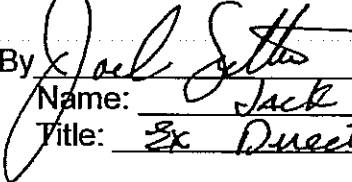
13. The Purchaser understands and acknowledges that (i) the fair market value of the Property may exceed the Purchase Price, and (ii) Seller intends contemporaneously with the conveyance of title to the Property under this Agreement to make a tax deductible charitable gift to Seller in the amount of the fair market value of the Property in excess of the Purchase Price under the "bargain sale" tax rules and Section 170 of the Internal Revenue Code. Purchaser shall cooperate with Seller in connection with such charitable contribution, including providing or executing any tax forms or other documentation to confirm Seller's receipt of the Property and its status as a tax-exempt organization eligible to receive deductible charitable contributions.

PURCHASER'S ADDRESS:

PURCHASER

10245 Winton Road Cincinnati, Ohio 45231

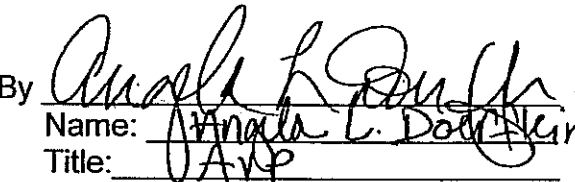
HAMILTON COUNTY OHIO PARK
DISTRICT

By 
Name: Jack Suttan
Title: Ex Director

Receipt of Earnest Money deposit of \$ 54700.00 is acknowledged, in accordance with above terms, subject to bank clearance of check.

Date: October 14, 2009

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By 
Name: Angela L. Doughty
Title: AVP

SELLER'S ACCEPTANCE

Seller hereby acknowledges receipt of the above offer and agrees to all of the provisions therein. Date and time of acceptance 10/14, 2009.

SELLER'S ADDRESS:

SELLER

3298 Dry Run View Lane
Cincinnati, Ohio 45244


ROBERT TURPIN FISCHER, JR.



Fischer 109.4+/- Acres

30' Fischer Easement to
HCPD to access 109.4+/- Ac.

Attachment 1

Rick Johnson

Subject: appraisal efforts for the Fischer property

Our appraisal efforts for the Fischer property have been through many gyrations over the five years of negotiations. Three appraisals were necessary in order to get a final value established with Fischer. We have included a subset of the pages for each of the three appraisals and note they have been marked with a bold "A", "B" or "C" in the upper right-hand corner to identify the source. All the remainder of the supporting pages are available however they are voluminous, and while they support the conclusions, they have not been printed in order to make the total application volume somewhat smaller.

A. Our first appraisal showed \$10,000 per acre for 393.304 Acres and was performed on 4/7/2004. Its file name is: Manion Appraisal - NS Batavia Pk (SR 32) with CE.pdf. This Appraisal Cost was \$2,000 and it was performed by Manion.

B. Our second appraisal was an update of "A" above and Manion reviewed the sales history for any newer comparables over the approximate 4 years since the first appraisal was performed. This resulted in Manion keeping the appraisal at \$10,000 per acre. Note that while this review concentrated the frontage 9.0623 Acres for bicycle trail purposes, it was foundational in our continued negotiations with Fischer on the remainder of the property to the north. This is dated 2/18/2008 and its file name is: Appraisal - NS Batavia Pk (SR 32).pdf Appraisal. This Update Cost \$850 and was performed by Manion.

C. Negotiations for the Northwest corner property had basically come to a standstill as Fischer interjected the gravel mining value into the negotiations. Fischer had approximately 25 borings performed on his 400 acres of property and had Watson Sand & Gravel tentatively onboard to mine the property. Fischer supplied HCPD with most of these borings and from our layman's review, they did not seem to indicate very strong sand/gravel reserves. Our staff lacked the expertise to adequately evaluate these borings with the professionalism that was required. Accordingly, we found an appraiser from Chicago who is both a certified geologist and certified appraiser. This appraisal came in at a value of only \$9,500 per acre and covered 401.557 Acres. It is dated 7/2/2009 and its file name is: Fischer Property Appraisal 2009-07 Art Pincomb.doc. This was performed at a cost of \$10,500 by Art Pincomb and it was instrumental in finally putting the gravel mining issue to bed with Fischer. It proved to Fischer that the gravel mining aspect was not his best deal and Fischer became willing to accept the \$10,000 per acre Manion appraisal value.

Appraisal Recap: HCPD notes that all three appraisals with a total cost of \$13,350 were necessary to support the negotiations for this property and are legitimate reimbursable expenses.

Rick Johnson, Planning Department, Hamilton County Park District
 10245 Winton Rd. Cincinnati, Oh. 45231
 (513) 245-7456 or 728-3551 (257) fax 521-2606
 e-mail <<mailto:RJohnson@GreatParks.org>>
 Google Earth Address: 39°15'23.19499 N 84°31' 13.44789 W

705.6895' (MSL)

9/18/2009

A 1

April 7, 2004

Mr. Rick Johnson
Planning Director
HAMILTON COUNTY PARK DISTRICT
10245 Winton Road
Cincinnati, OH 45231

RE: **CONSERVATION EASEMENTS**
N/S Batavia Pike (St.Rt. 32)
Anderson Township
Hamilton County, OH 45244
393.304 Acres (Unimproved)
Plat Book 500, Page 450, Parcels 2,3,4 & 9
Plat Book 500, Page 380, Parcels 8,9 & 12

Dear Mr. Johnson:

As you requested, the undersigned appraiser has conducted the property inspection, as well as the market investigation and analysis necessary to form an opinion of the current market value of the fee simple interest, in the referenced property.

As a result of the investigation and analysis, it is the opinion of The Appraisal Company of America that the market value of the fee simple interest of the subject property, as of February 20, 2004, is:

FEE SIMPLE ESTATE

393.304+/- Acres @ \$10,000.00 per acre = \$ 3,933,040.00

\$ 3,933,040.00

A 2

Mr. Rick Johnson
April 7, 2004
Page 2

CONSERVATION EASEMENTS

Agricultural & River Basin Acreage (388.043± Acres)	=	\$ 1,940,215.00
Allocated Bike Trail (3.044± Acres)	=	30,440.00
Sewer Easement (2.217± Acres)	=	<u>5,542.50</u>

Total Estimated Value of Proposed Conservation Easements	=	<u>\$ 1,976,197.50</u>
---	----------	-------------------------------

\$ 1,976,197.50

The accompanying complete appraisal, summary report, containing the market data together with our logic, reasoning, analysis and professional judgment, is the basis of the value conclusion. The value estimate is subject to the limiting conditions contained therein. The appraisal report has been prepared in accordance with the USPAP and the Code of Ethics and Standards of the Appraisal Institute and the American Society of Appraisers..

Respectfully Submitted,

Gene F. Marion
Appraiser

CERTIFICATION

(Cont.)

Except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media, or other media for public communication without the prior written consent of the signatories of this appraisal report.

Also:

Gene F. Manion is certified as a General Real Estate Appraiser by the State of Ohio - Certificate No. 383256.

That, by reason of my investigation and by virtue of my experience as an appraiser, I have formed the opinion that the pertinent values associated with this project can be stated as follows:

MARKET VALUE - FEE SIMPLE ESTATE

393.304+/- Acres @ \$10,000 per acre = \$ 3,933,040.00

\$ 3,933,040.00

CONSERVATION EASEMENTS

Agricultural & River Basin Acreage (388.043± Acres)	=	\$ 1,940,215.00
Allocated Bike Trail (3.044± Acres)	=	30,440.00
Sewer Easement (2.217± Acres)	=	<u>5,542.50</u>

Total Estimated Value of Proposed Conservation Easements	=	\$ 1,976,197.50
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\$ 1,976,197.50

Gene F. Manion
Appraiser

PROPERTY DATA

Identification

The Hamilton County Auditor's Office identifies the subject property as:

Plat Book 500, Page 450, Parcels 2, 3, 4 & 9
Plat Book 500, Page 380, Parcels 8, 9 & 12

The same being known and numbered as:

The Parcels are not Numbered
Cincinnati, OH 45244

Title and Historical Conveyances

The Land Records of Hamilton County verify title to the subject real property to presently reside in the name of:

**Turpin Farms Limited Partnership
Donald Turpin Cavett
Mary C. Young
Robert T. Fischer**

There has been no conveyance of this property during the past five (5) years.

Real Estate Taxes

Assessed Valuation (.35 of Assessor's True Value)

CAUV Value		True Value	
Land	\$97,900.00	Land	\$1,088,900.00
Building	N/A	Building	N/A
Total	<u>\$97,900.00</u>	Total	<u>\$1,088,900.00</u>

Zoning

The subject parcels located within a flood plain is zoned H-Riverfront.

Flood Map Identification

Community Panel No. 390204 0070B; Effective May Date: June 1, 1982
The subject acreage is in the A21 Zone.

ACREAGE CALCULATIONS PER HAMILTON COUNTY AUDITOR'S RECORDS

<u>Book</u>	<u>Page</u>	<u>Parcels</u>	<u>Recorded Acreage</u>	
500	380	8 & 12 Conv.	98.803	
500	380	9	23.900	
500	450	2	105.300	
500	450	3 & 9 Conv.	98.494	
500	450	4	<u>75.060</u>	
TOTAL ACREAGE PER AUDITOR'S RECORDS			=	<u>401.557 Acres</u>

ACREAGE CALCULATIONS PER G.I.S

Bicycle Trail Easement	=	30.441 Acres
Agricultural Lands	=	347.030 Acres
Rt. 32 Replacement Corridor	=	37.186 Acres
Little Miami River	=	<u>15.833 Acres</u>
TOTAL ACREAGE PER G.I.S	=	<u>430.490 Acres</u>

CONCLUSION

For purposes of the herein contained Conservation Easement Valuations, the appraiser accepts the G.I.S. calculations, however, the proposed Route 32 Replacement Corridor shall be excluded from the total acreage;

Average Calculations per G.I.S.	=	430.490 Acres
Less: Proposed Route 32 Replacement Corridor	=	<u>(37.186 Acres)</u>
NET ACREAGE CONSIDERED FOR VALUATIONS	=	<u>393.304 ACRES</u>

ALLOCATION OF 393.304 ACRES

Net Agricultural & River Basin Acreage	=	388.043± Acres
Allocated Bike Trail Acreage	=	3.044± Acres
Existing Sanitary Sewer Easement	-	<u>2.217± Acres</u>

TOTAL ACREAGE ACKNOWLEDGED FOR VALUATION - 393.304±ACRES

DESCRIPTION OF SUBJECT ACREAGE

The subject acreage fronts 4,000± feet on the north right-of-way for Batavia Pike (S.R. 32). The topography slopes immediate downward from the right-of-way, thence is substantially level to the rear boundaries, creek and riverbeds excepted. The preponderance of the acreage has been cleared for agricultural uses, however, there are wooded areas bordering the creek and riverbeds, as well as along portions of the Rt. 32 frontage.

The configuration of the total acreage is irregular.

Land Improvements

The land improvements are generally limited to farm fencing, gates and earthen field trails.

Utilities

Water, electric and sanitary sewer is available to the subject acreage.

Description of the Improvements

There are no structures on the acreage under appraisalment, which the appraiser deems to have a contributory value.

A7

HIGHEST AND BEST USE

Highest and Best Use is defined in the 2002 edition of "The Dictionary of Real Estate Appraisal", page 135, published by the Appraisal Institute (Fourth Edition), as follows:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals, as well as the benefits of that use to individual property owners. Hence, in certain situations, the highest and best use of land may be for parks, greenbelt, preservation, conservation, wildlife habitats and the like.

Typically, in the Highest and Best Use analysis, the appraiser addresses the highest and best use of the subject site as though vacant and available for development and as improved.

Assuming A Vacant Site

The total acreage under appraisal is within the flood plain, which greatly limits the legal permitted land uses.

It is the opinion of the appraiser that the most probable uses which would satisfy the criteria for highest and best use would be agricultural, recreational, sod farming, park and natural conservation lands.

As Improved

The subject acreage under appraisal is considered to be unimproved.

A8

UNDEVELOPED LAND COMPARABLE NO. 1

PLAT BOOK: 500

PAGE: 490

PARCELS: 2, 3, 4 & 5

ADDRESS: 2241-2391 Elstun Road,
Anderson Township, Hamilton County, OH 45230

GRANTOR: Carolyn Motz, et.al. GRANTEE: Hamilton County Park
District

DATE: July 2, 2003 PRICE: \$ 827,185.58

VERIFICATION: City of Cincinnati, Real Estate Services

CONDITION OF SALE: Arm's Length FINANCING: Cash to Seller

PRESENT USE: Agricultural HIGHEST & BEST USE: Agricultural,
Storage, Conservation Lands

LAND ANALYSIS:

Dimensions: 64.8773 Acres Total Area: 2,826,055± Sq.Ft.

Zoning: H-Riverfront Configuration: Irregular

Topography: Predominantly level Utilities: Water & electric

APPRAISER'S COMMENTS:

Indicated Price: \$ 12,750.00 per acre

The site fronts on Elstun Road and runs to the east bank of the Little Miami River. The acreage is within the flood plain.

A 9

PARCEL:

E/S State Route 126
Symmes Township, Hamilton County, OH 45111

Camp Dennison
Development, Inc.

\$ 3,200,000.00

FINANCING: Cash to Seller

HIGHEST & BEST USE: Manufacturing,
Recreational/Preservation Lands

Total Area: 13,283.622

Configuration: Irregular

Utilities: Water & electric

Indicated Price: \$10,494.00 per acre

This acreage was formerly mined for gravel by the Dravo & Martin Marietta Corporations.

A 10

UNDEVELOPED LAND COMPARABLE NO. 3

PLAT BOOK: 500

PAGE: 83

PARCELS: 2 & 3

ADDRESS: 8485 Broadwell Road (Rear)
Anderson Township, Hamilton County, OH

GRANTOR: Senco Products, Inc.

GRANTEE: Board of Park
Commissioners, Hamilton
County Park District

DATE: September 11, 2002

PRICE: \$ 581,595.50

VERIFICATION: Rick Johnson, Hamilton County Park District

CONDITION OF SALE: Arm's Length

FINANCING: Cash to Seller

PRESENT USE: Unimproved Land

HIGHEST & BEST USE: Preservation Lands

LAND ANALYSIS:

Dimensions: Irregular – 68.473 Acres

Total Area: 2,980,506

Zoning: Manufacturing

Configuration:

Topography: Predominantly Hillside Lands

Utilities: Water & electric (on
Broadwell Road

APPRAISER'S COMMENTS:

Indicated Price: \$ 8,500.00 per acre

These lands are considered non-developable. The acreage is accessed from Broadwell Road via an easement. The parcels are predominately wooded.

A 11

ANALYSIS AND CORRELATION

Comparable Sale No. 1

As this sale relates to the subject, negative adjustments to the subject value are considered appropriate for economies of size and the location of this comparable south of the Beechmont Levee, and the potential for the Little Miami River frontage by virtue of said location.

The zoning and economic influences are similar to the subject.

OVERALL RATING TO THE SUBJECT:

SUPERIOR

Comparable Sale No. 2

This acreage was previously used for gravel extraction and a substantial portion of the acreage is confined by lakes formed within the excavated lands; in addition, there is continued erosion to the acreage bounding the Little Miami River.

The acreage is currently zoned Heavy Industrial, however, the physical characteristics of the land would create severe limitations to the development of a substantial portion of the acreage.

When considering the accessibility to these lands and the current productivity of same, the appraiser concludes the value resultant of this sale to be very comparable to that applicable to the subject lands.

OVERALL RATING TO THE SUBJECT:

GENERALLY COMPARABLE

Comparable Sale No. 3

Although this acreage is not within a flood plain, the lands are considered to be not feasibly developable; in addition, this is a rear location accessed by an easement from Broadwell.

As this sale relates to the subject, positive adjustments to the subject value are deemed appropriate for land productivity, accessibility and economic base.

OVERALL RATING TO THE SUBJECT:

INFERIOR

ANALYSIS AND CORRELATION

(Cont.)

A/R

RECAPITULATION OF COMPARABLE SALES			
COMPARABLE NO.	SALE PRICE	SALE PRICE PER ACRE	OVERALL RATING TO THE SUBJECT
1	\$ 827,185.58	\$ 12,750.00	Superior
2	\$ 3,200,000.00	\$ 10,494.00	Generally Comparable
3	\$ 581,595.50	\$ 8,500.00	Inferior

VALUE CONCLUSIONS (FEE INTEREST)

393.304 Acres @ \$ 10,000.00 per Acre = \$ 3,933,040.00

\$ 3,933,040.00

A 13

VALUATION OF CONSERVATION EASEMENTS

When providing a value estimate for the conservation easements, the appraiser assumes the following:

A) Owner / Grantor Benefits

- 1) The owner shall have the right to continue the present agricultural land use.
- 2) The lands shall not be disturbed physically or environmentally, normal agricultural uses excepted.
- 3) Owner shall be provided field trail/access from Route 32.

B) Grantee Benefits

- 1) The recipient of the easement (Hamilton County Park District) shall be assured that the subject lands shall remain in the physical and environmental state that presently exists, and accordingly, achieving the land preservation goals desired.

ALLOCATION OF PERCENTAGES OF FEE VALUE TO THE CONSERVATION EASEMENTS

AGRICULTURAL ACREAGE & RIVER BASIN

The owner shall retain the right of agricultural usage, as pre-existed the acquisition of the conservation easement; however, will be denied any future benefits to be derived by a change in the Highest and Best Use.

ESTIMATED VALUE OF EASEMENT

50% OF FEE VALUE

BIKE TRAIL ACREAGE

This acreage shall be limited to the exclusive use of the Hamilton County Park District. The owner will have been denied present and future benefits derived from this acreage.

ESTIMATED VALUE EASEMENT

100% OF FEE VALUE

A14

ALLOCATION OF PERCENTAGES OF FEE VALUE TO THE CONSERVATION EASEMENTS**SANITARY SEWER EASEMENT**

The Hamilton County Metropolitan Sewer District has previously acquired a permanent easement interest applicable to this acreage; the appraiser estimates the value of this easement to be 50% interest was retained by the owner. In valuing the proposed conservation easement for this acreage, the appraiser concludes that the grantor and grantee interests should be allocated equally, the same being a 25% interest each.

ESTIMATED VALUE OF EASEMENT**25% OF FEE VALUE****VALUATION OF CONSERVATION EASEMENTS****AGRICULTURAL ACREAGE AND RIVER BASIN:**

388.043± Acres @ \$10,000.00 per Acre = \$3,880,430.00 x 50% = \$ 1,940,215.00

BIKE TRAIL EASEMENT

3.044± Acres @ \$10,000.00 per Acre = \$ 30,440.00 x 100% = 30,040.00

PERMANENT SANITARY SEWER EASEMENT

2.217± Acres @ \$ 10,000.00 per Acre = \$ 22,170.00 x 25% = 5,542.50

**TOTAL ESTIMATED VALUE OF THE PROPOSED
CONSERVATION EASEMENTS**

= \$ 1,976,197.50

\$ 1,976,197.50

B 1

February 12, 2008

Mr. Rick Johnson
Planning Director
HAMILTON COUNTY PARK DISTRICT
10245 Winton Road
Cincinnati, OH 45231

RE: Fee Simple, Encumbered Fee &
Permanent Easement Interests
N/S Batavia Pike (St.Rt. 32)
Anderson Township
Hamilton County, OH 45244
9.0623± Acres (Unimproved)
Plat Book 500, Page 450, Parcels 2,3,4 & 9
Plat Book 500, Page 380, Parcel 12

Dear Mr. Johnson:

As you requested, the undersigned appraiser has conducted the property re-inspection, as well as the market investigation and analysis necessary to form an opinion of the current market value of the fee simple, encumbered fee and permanent easement interests in the referenced property.

As a result of the investigation and analysis, it is the opinion of The Appraisal Company of America that the market value of the fee simple, encumbered fee and permanent easement interests of the subject property, as of February 4, 2008, are:

FEE SIMPLE ESTATE

8.2790± Acres @ \$10,000.00 per acre = \$82,790.00

ENCUMBERED FEE ESTATE
(Sewer Easement)

0.7833± Acre @ \$5,000.00 per acre = \$ 3,917.00

Total Fee Simple & Encumbered Fee Interests = \$86,707.00

\$86,707.00

B2

PERMANENT BIKE TRAIL EASEMENTS

1)	Unencumbered Fee Simple Interest =	\$82,790.00 x 90% =	\$74,511.00
2)	Encumbered Fee Interest =	\$ 3,917.00 x 90% =	<u>\$ 3,525.00</u>

Total Value Estimate for
Proposed permanent Easements = \$78,036.00

\$78,036.00

The accompanying appraisal, summary report, containing the market data together with our logic, reasoning, analysis and professional judgment, is the basis of the value conclusion. The value estimate is subject to the limiting conditions contained therein. The appraisal report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Respectfully Submitted,

Gene F. Manion
Appraiser

B3

CERTIFICATION

Gene F. Manion is certified as a General Real Estate Appraiser by the State of Ohio (Certificate No. 383256).

That by reason of my investigation and by virtue of my experience as an appraiser, I have formed the opinion that the pertinent values associated with this project can be stated as follows:

FEE SIMPLE ESTATE

8.2790± Acres @ \$10,000.00 per acre = \$82,790.00

ENCUMBERED FEE ESTATE
(Sewer Easement)

0.7833± Acre @ \$5,000.00 per acre = \$ 3,917.00

Total Fee Simple & Encumbered Fee Interests = \$86,707.00

\$86,707.00

PERMANENT BIKE TRAIL EASEMENTS

1)	Unencumbered Fee Simple Interest	=	\$82,790.00 x 90% =	\$74,511.00
2)	Encumbered Fee Interest	=	\$ 3,917.00 x 90% =	<u>\$ 3,525.00</u>

Total Value Estimate for
Proposed permanent Easements = \$78,036.00

\$78,036.00

Gene F. Manion
Appraiser

PURPOSE, FUNCTION & SCOPE OF THE APPRAISAL**Property Rights Appraised**

An entity possessing all the rights incidental to the ownership of real property is said to hold fee simple title to that real property. Fee simple is unencumbered ownership of real property. The subject property has been appraised with consideration to the Fee Simple, encumbered Fee and Permanent Easement Interests, as same are applicable.

This appraisal is made as of February 4, 2008, and Market Value is estimated as of that date.

The intended use of this appraisal report is to establish Market Value for the Fee Simple, Encumbered Fee and Permanent Easement Interests for the client and intended user, Hamilton County Park District.

Scope of the Appraisal

The scope of this appraisal is to estimate the identified value of the subject real property based on a thorough analysis of the property by this appraiser. This analysis includes all appropriate methods and techniques available, and includes at a minimum a consideration of the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach.

The valuation of any parcel of real estate is derived principally through three basic approaches to value.

The Cost Approach embodies an estimate of the value of the land assumed vacant, to which is added the cost new of all structural and site improvements less an appropriate estimate of depreciation. Depreciation includes estimates of physical deterioration, functional and economic obsolescence, if present.

The Sales Comparison Approach is based upon the principle of substitution, that is, the value of a property is governed by prices paid for other similar properties, after adjusting for differences between them and subject. Since no two properties are ever identical, the necessary adjustment for differences in quality, location, size, utility, and marketability are a function of appraisal experience and judgment.

ACREAGE CALCULATIONS PER HAMILTON COUNTY AUDITOR'S RECORDS

Book	Page	Parcels	Recorded St.Rt. 32 Frontage
500	380	12	1,377.69 FF
500	450	2	864.60 FF
500	450	3 & 9 cons.	<u>1,705.26 FF</u>
TOTAL FRONTAGE PER AUDITOR'S RECORDS			<u>3,947.55± FF</u>

SUBJECT BIKE TRAIL ACREAGE CALCULATIONS

The Bike Trail will have a width of 100 feet.

Accordingly:

$$100 \text{ feet} \times 3,947.55 \text{ feet} = 394,755.00 \text{ sq.ft.} = \underline{9.0623 \text{ Acres}}$$

EXISTING PERMANENT SANITARY SEWER EASEMENT

There is an existing sanitary sewer easement traversing the greater parcels from the east boundary to the west boundary. The easement is 25 feet in width and runs for an approximate distance of 3,906.63 feet, the same confining an area of 97,665.75± square feet (2.2421± acres).

However, only a portion of the sanitary sewer will be within the confines of the proposed Bike Trail, the same being estimated as follows:

$$1,364.79 \text{ Lineal Feet} \times 25 \text{ feet} = 34,119.75\pm \text{ square feet (0.7833± acre)}$$

RECAPITULATION:

Total Bike Trail Area	=	9.0623± Acres
Less:		
Effective Permanent Easement Land Area	=	<u>(0.7833± Acre)</u>
Unencumbered Fee Simple Land Area	=	8.2790± Acres

B6

DESCRIPTION OF SUBJECT ACREAGE

The subject acreage fronts 3,947.55± feet on the north right-of-way for Batavia Pike (S.R. 32). The topography slopes immediate downward from the right-of-way, thence is substantially level. The preponderance of the acreage has been cleared for agricultural uses, however, there are wooded areas bordering portions of the Rt. 32 frontage.

The configuration of the subject acreage is substantially rectangular.

Land Improvements

The land improvements are generally limited to farm fencing, gates and earthen field trails.

Utilities

Water, electric and sanitary sewer is available to the subject acreage.

Description of the Improvements

There are no structures within the confines of the subject acreage under appraisalment.

B7

LAND VALUATION

The valuation of the land has been based on the Sales Comparison Approach. In the Sales Comparison Approach method, the data regarding the sales to said property was gathered in the area of the subject property. The sales were analyzed in an effort to find similarities between the property being appraised, the value trends and characteristics as indicated by transactions in the open market.

This is basically a comparative technique. Reliable information concerning the area, market conditions and other pertinent data was obtained from reliable sources such as real estate brokers, developers, investors and lenders in the area. Factors considered were date of sale, size, locations, accessibility, frontage, utilities, zoning and highest and best use. These factors were given consideration in comparing each of the market sales to the subject property.

The following sales are considered to have utility similar to the subject. Due to the non-availability of sales within the immediate subject market area, which the appraiser could conclude to be appropriately comparable to the subject, it is necessary to analyze conveyances of parcels, which are some distance from the lands under appraisal. It is the appraiser's opinion that these sales provide an appropriate indication of the subject land value estimate. The unit of comparison shall be:

SALE PRICE PER ACRE

COMMENTS ON COMPARABLE SALES

The appraiser has investigated comparable sales of unimproved land sales which have been consummated subsequent to the April 7, 2004 appraisal report. It is the opinion of the appraiser that the sales analyzed in that report continue to provide a reliable comparison to the subject acreage. Historically, values of flood plain land remain substantially stabilized over longer time periods than non-flood plain lands.

On the following page a recapitulation of the prior comparable sales analysis is provided.

B8

ANALYSIS AND CORRELATION

RECAPITULATION OF COMPARABLE SALES			
COMPARABLE NO.	SALE PRICE	SALE PRICE PER ACRE	OVERALL RATING TO THE SUBJECT
1	\$ 827,185.58	\$ 12,750.00	Superior
2	\$ 3,200,000.00	\$ 10,494.00	Generally Comparable
3	\$ 581,595.50	\$ 8,500.00	Inferior

VALUE CONCLUSIONS (FEE INTEREST)

8.2790± Acres @ \$ 10,000.00 per Acre = \$82,790.00

VALUE CONCLUSIONS (Encumbered Fee Interest)

0.7833± Acre @ \$5,000 per Acre = \$ 3,917.00

TOTAL VALUE ESTIMATE FOR FEE SIMPLE AND
ENCUMBERED FEE INTERESTS

= \$86,707.00

\$86,707.00

B 9

VALUATION OF PERMANENT BIKE TRAIL EASEMENT

When providing a value estimate for the permanent Bike Trail easement, the appraiser assumes the following:

A) Owner / Grantor Benefits

With exception to field trail access to the existing agricultural acreage from State Route 32, the owner shall retain no measurable benefits from the lands confining the permanent Bike Trail easement.

B) Grantee Benefits

The recipient of the easement (Hamilton County Park District) shall have benefit to lands which will provide for a paved Bike Trail and north and south buffer zones.

ALLOCATION OF PERCENTAGES OF FEE VALUE TO THE PERMANENT BIKE TRAIL EASEMENT

UNENCUMBERED ACREAGE

ESTIMATED VALUE OF EASEMENT

90% OF FEE SIMPLE VALUE

ENCUMBERED ACREAGE

ESTIMATED VALUE EASEMENT

90% OF ENCUMBERED FEE VALUE

ALLOCATION OF PERCENTAGES OF FEE VALUE TO THE CONSERVATION EASEMENTS**SANITARY SEWER EASEMENT**

The Hamilton County Metropolitan Sewer District has previously acquired a permanent easement interest applicable to this acreage; the appraiser estimates the value of this easement to be 50% interest retained by the owner. In valuing the proposed permanent Bike Trail easement for this acreage, the appraiser concludes the Hamilton County Park Board interest to be:

ESTIMATED VALUE OF EASEMENT**90% OF ENCUMBERED FEE VALUE****VALUATION OF PERMANENT BIKE TRAIL EASEMENT****UNENCUMBERED ACREAGE**

8.2790± Acres @ \$10,000.00 per Acre x 90%	=	\$74,511.00
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ENCUMBERED EASEMENT

0.7833± Acre @ \$10,000.00 per Acre x 90%	=	\$ 3,525.00
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TOTAL VALUE OF UNENCUMBERED AND ENCUMBERED PERMANENT EASEMENTS	=	\$78,036.00
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\$78,036.00

Summary of Important Data and Conclusions

Turpin Farms Family LTD Property, Anderson Township, Hamilton County, OH

LOCATION: 3295 Turpin Lane, Cincinnati, OH 45244
South and East of Little Miami River, North of OH Rte. 32 (Batavia Road), West of Webb Lane, Anderson Township, Hamilton County

PROPERTY TYPE: Non-permitted, vacant land with undeveloped sand and gravel reserves

PROPERTY OWNER: Turpin Farms Family LTD ("Turpin")
3298 Dry Runview Lane
Cincinnati, OH 45244

INTEREST APPRAISED: Fee Simple

	<u>Acres</u>	<u>Hamilton Co. Assessor's Office Parcel ID</u>
APPRAISED ACREAGE:	75.060	500-0450-0004-00 (portion) owned by Robert T. Fischer
	23.900	500-0380-0009-00 owned by Turpin
	98.903	500-0380-0008-00 owned by Turpin
	98.494	500-0450-0003-00 (portion) owned by Turpin
	<u>105.300</u>	500-0450-0002-00 (portion) owned by Turpin
Total:	401.557	ac owned by Turpin and Robert T. Fischer

	<u>Acres</u>	<u>Mine Services Application Map</u>
PERMIT APPLICATION:	70 approx.	Area A – In Floodway
	92 approx.	Area B – In Floodway
	108 approx.	Area C – In Floodway Fringe
	32 approx.	Area D – In Floodway Fringe
	<u>16</u> approx.	Area E – Proposed Plant, Stockpile & Scalehouse
	318 approx.	

CURRENT ZONING/PERMIT: "H" Riverfront

GEOLOGY: Glacial outwash deposits

HIGHEST AND BEST USE: Sand and gravel extraction for construction aggregate

RESERVES: 9.0 million tons of Possible Reserves

EFFECTIVE DATE OF APPRAISAL: July 2, 2009

DATE OF INSPECTION: July 2, 2009

FAIR MARKET VALUE: \$3,815,000

Certification and Statement of Disinterest

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of The Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers, as well as accepted appraisal standards promulgated by the Appraisal Board of the Appraisal Foundation, as set forth in the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I have completed the continuing education program of the American Society of Appraisers.



Arthur C. Pincomb, ASA

3 SUBJECT

The appraised property consists of five tracts totaling 401.557 acres, according to the Hamilton County Assessor's Office. The five tracts are located east and south of the Little Miami River, between OH Rte. 32 (Batavia Rd.) on the south and Webb Lane on the east, in Anderson Township. The property is fairly flat, dipping gently from east to west toward the Little Miami River, with elevations ranging from 486 feet above mean sea level ("msl") along the eastern part to 470 feet msl along the Little Miami River on the west side of the property. A small east-west drainage occurs in the northern one-third of the property.

4 SITE GEOLOGY AND RESERVES

4.1 Sand & Gravel Deposits and Quality

The sand and gravel on the Turpin Property is of Wisconsin age, and is interbedded and overlain by alluvium and clay and silt lenses of unspecified age. Borings completed by Turpin on the property and water well information in the area reported by the ODNR, Division of Water, indicate that sand and gravel is underlain by clay and silt layers and gray moist varved clay.

Turpin completed a reported 25 borings on the property, as indicated on the MSC permit Application Map, 4 in the 70-acre Area A, 5 in the 92-acre Area B, 9 in the 108-acre Area C, 3 in the 32-acre Area D, and 1 in the 16-acre Area E. At least 2 borings were completed south of Batavia Road. There is an average of 17 feet of marketable sand and gravel on the property, containing little or no silt, below the surface of the land, according to MSC calculations on May 26, 2009. The sand and gravel is overlain by 3 feet of marketable topsoil on the property.

Fourteen (14) borings were provided to the appraiser, 3 in the 95-acre Piece, 3 in the 75-acre Piece, 2 in the 105-acre Piece, and 6 with no location indicated. Borings 1, 2, 3, 4, 6, and 7 were dated 8/27/2007 and 8/28/2007. Borings 1, 2, 3, 4, 5, 6, 7, and 8 were dated 8/28/2008. The appraiser assumes that the 75-acre Piece is the 70-acre Area A, the 95-acre Piece is the 92-acre Area B, and the 105-acre Piece is the 108-acre Area C.

Mineable quantities of silt-free sand and gravel were encountered in 9 of the 14 borings. The location of the 5 borings containing silt throughout or where overburden exceeded sand and gravel thickness is unknown, although Mr. Fisher pointed out during the site inspection that excessive silt had been found in borings nearest the Little Miami River in Area B.

4.2 Reserves and Quality

Areas A (70 ac), C (108 ac) and D (32 ac) are considered mineable. Borings indicate that certain areas along the west side of Area B are non-mineable due to silt and clay content, leaving about

50 acres mineable. Area E is the permanent site of the Plant, Stockpile and Scalehouse. About 260 acres are considered economically mineable on the 318 acres of the permit Application Map.

At a mineable sand and gravel thickness of 17 feet, 260 mineable acres, an industry-standard area:tonnage conversion factor of 2,400 tons/acre/foot of thickness and a dredge recovery factor of 85%, recoverable sand and gravel on the Turpin Property totals about 9.0 million tons. These reserves are considered possible.

The quality of the sand and gravel produced from the Turpin Property is unknown, since no quality tests were performed.



Figure 1 Turpin Property - Looking North in 92-acre Area B

7 SCOPE OF THE APPRAISAL

This appraisal assignment began with consultation with Mr. Rick Johnson, Planning Department, HCPD. The Turpin Property was inspected on July 2, 2009, accompanied by Mr. Rick Johnson and Mr. Jack Sutton, both with HCPD, and Mr. Robert Fisher, property owner representative. The results of the appraisal assignment are set forth in this Appraisal Report, which includes the data, analysis and conclusions. Supporting documentation is retained in our file.

In preparing this appraisal report, the extent of the process the appraiser undertook was as follows:

- Defined the appraisal assignment.
- Gathered data appropriate to the appraisal assignment.
- Inspected the property.
- Analyzed the data, including:
 - Evaluated government controls impacting the highest and best use of the property.
 - Evaluated recoverable sand and gravel reserves on the property.
 - Considered potential sales of sand and gravel to the construction aggregate industry from the property.
 - Evaluated market royalty rates.
 - Considered sales of comparable sand and gravel properties in the Cincinnati area.
 - Estimated the fair market value of the Turpin Property using the Sales Comparison approach to value.
 - Estimated the fair market value of the Turpin Property using the Royalty Income approach to value, based on the market royalty rate and projected annual production of sand and gravel.
 - Prepared the appraisal report.

Information obtained and used in preparation of the appraisal includes at least the following:

- Aerial Photographs and Topographic Maps from TerraServe.com.
- Application Map, Watson Gravel, Inc., Permit Area 388.0 acres, Anderson Township, Hamilton County, 5/22/09, prepared by Mine Services Co., Inc.
- United States Department of Labor, Mine Safety and Health Administration, Hamilton County, OH, 2007 and 2008.
- 2007 Report on Ohio Mineral Industries, An Annual Summary of the State's Economic Geology, Division of Geological Survey, Columbus, OH, 2008.

- ✚ Letter to Mr. Turpin Fisher, May 26, 2009, from Mr. Uwe K. Seeler, President, Mine Services Co., Inc., regarding mineral value of property in Anderson Township.
- ✚ Appraisal Report and Valuation Analysis of Conservation Easements N/S Batavia Pike (St. Rt. 32), Anderson Township, Hamilton County, OH, 45244, 393.304 acres (unimproved), as of April 7, 2004.
- ✚ Anderson Township Zoning Resolution-Updated July 1, 2007, Article XII-A, "EF" Excavation and Landfill District, pages 54-57.
- ✚ Log of Test Boring, Borings 1, 2, 3, 4, 6, 7 dated 8/27-28/07 and Borings 1, 2, 3, 4, 5, 6, 7, 8 dated 05/27/08.
- ✚ Parcel Info Summary, Dusty Rhodes, Hamilton County Auditor, properties owned by Robert T. Fisher and Turpin Farms Family LTD.
- ✚ Parcel Info Summary, Dusty Rhodes, Hamilton County Auditor, properties owned by Welch Sand & Gravel, Inc., Watson Gravel, Inc., Martin Marietta Materials and Hilltop Basic Resources.
- ✚ Water Well Log and Drilling Report, Ohio Department Natural Resources, Division of Water.
- ✚ United States Department of Labor, Bureau of Labor Statistics Data, Producer Price Index, Construction sand and gravel mining, Series PCU2123122123123.

8 HIGHEST AND BEST USE

The definition of highest and best use in appraising real property, found in The Dictionary is "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

The highest and best use of the Turpin Property is assumed to be sand and gravel excavation, for the purpose of the appraisal. The property will provide a supply of legally mineable sand and gravel that is in demand, in a good market growth area. The typical buyer in the marketplace would consider the following items in establishing the fair market value of as a sand and gravel excavation property:

1. The large quantity of sand and gravel reserves. AGI estimates that recoverable reserves total about 9.0 million tons.
2. The desire of Watson Gravel, Inc., a sand and gravel producer in the Cincinnati area, to lease the Turpin Property and permit 388.0 acres for sand and gravel extraction.
3. Good access to local markets via OH Rte 32 and OH Rte 125.
4. Moderate growth area with one competitor aggregate producer.
5. Depletion of permitted, mineable sand and gravel reserves.

The only producer of sand and gravel in Hamilton County in the eastern part of Cincinnati, south of the Little Miami River is Evans Gravel, Inc. ("Evans"), at their sand and gravel plant on Mt. Carmel Road, in Anderson Township, located about 4 miles northeast of the Turpin Property. Sales of sand and gravel from Evans in 2007 was 43,483 tons. Mine Safety and Health Administration ("MSHA") Man hours in 2007 and 2008 were 6,450 and 5,833, respectively. Sales of sand and gravel in 2008 was about the same as in 2007, or about 45,000 tons.

Larger producers of sand and gravel in Hamilton County include the following:

Company	S & G Pit	Township	2007	2008*
Martin Marietta Materials	E-Town	Whitewater	817,644	543,184
Watson Gravel, Inc.	Harrison Plant	Whitewater	711,050	652,490
	Edgewater Plant	Miami	211,301	214,187
	River Plant		19,701	22,512
Allgeier & Sons, Inc.	Pit 1 & 2	Miami	95,000	104,707
Hanson Aggregates Midwest	Dry Fork Pit	Whitewater	928,868	780,089

Welsh Sand & Gravel, Inc.	East Miami Pit	Colerain	345,814	261,127
	Ross Pit	Crosby	<u>330,641</u>	<u>332,727</u>
Total			3,460,019	2,911,023

* 2008 from MSHA Man-Hour Statistics

Mr. Steve Sievers, Anderson Township zoning administrator, indicates that the Turpin Property has been zoned "H" Riverfront since the 1960s, when Hamilton County rezoned this and other floodplain areas in unincorporated areas that were under their zoning authority. The H District does permit sand and gravel extraction as a permitted use, as set forth in Section 132.3-4 Extraction of sand, gravel, and other materials, provided such use complies in full with the requirements of Article XII-A, "EF" Excavation and Landfill District. Mr. Sievers further indicates that a sand and gravel excavation operation is a right of the Fishers, provided they can meet the parameters set forth in the Anderson Township Zoning Resolution for such uses and the standards set forth in the EF District.

In the opinion of the appraiser, the reasonably probable and legal use of the Turpin Property, which is physically possible, appropriately supported, and financially feasible, is sand and gravel extraction. In the opinion of the Appraisal Company of America, the highest and best use of the Turpin Property, as of April 7, 2004, is agricultural, recreational, sod farming, park and natural conservation lands. A determination of the use that is maximally productive, or results in the highest value, and therefore the highest and best use, will not be made after the property is valued with a highest and best use as sand and gravel extraction, for the purpose of this appraisal.

The Watson comparable sale is only 63.142 acres, compared to 400 acres for the Turpin Property, making sand and gravel excavation less efficient than a larger site. An upward adjustment of 10% is made to the Watson comparable sale for size inferiority.

At a downward adjustment of 20% for tons per acre and an upward adjustment of 10% for excavation efficiency, the Welch comparable is adjusted downward to \$540,000, or about \$8,550/acre for the 63.142 acres.

9.2.1 Turpin Property – Sales Comparison Approach Adjustments

The four sales range in value from an adjusted \$5,350/acre for the 99.009 acres purchased by HCPD in November 2001 to \$9,600/acre for the 282.170 acres purchased by Martin Marietta in February 2001. The HCPD purchase is eliminated because it does not meet the criteria of a fair market value transaction. Other sand and gravel operators would be similarly aware of the negative public image created from opening this site as a sand and gravel pit, and would not have been interested in buying and developing the site. The highest and best use of the site as a sand and gravel excavation site was potentially changed as a result of the park district activity on adjoining property.

The three remaining comparable sales include, in ascending order, \$7,900/acre for 45.3678 acres purchased by Welch in May 2005, \$8,550/acre for 63.142 acres purchased by Watson in May 2003, and \$9,600/acre for the 282.170 acres purchased by Martin Marietta in February 2001. All three sales are in the western Cincinnati area and none are in Anderson Township.

9.2.2 Turpin Property – Sale Comparison Value

The appraiser considers the Martin Marietta sale in February 2001 as most comparable to the Turpin Property. At an adjusted value of \$9,500/acre, the fair market value of the 401.557 Turpin Property, as of July 2, 2009, using the Sales Comparison Approach to value, is \$3,815,000.

9.3 Turpin Property – Reconciliation of Values

The fair market value of the 401.557-acre Turpin Property, as of July 2, 2009, using the Royalty Income approach to value, is \$2,908,000, or about \$7,242/acre. The value of the 401.557-acre Turpin Property, as of July 2, 2009, using the Sales Comparison Approach to value, is \$3,815,000, or \$9,500/acre. The market driven approach based on sales of similar properties is considered the most reliable. The reconciled value of the Turpin Property, as of July 2, 2009, is \$3,815,000.

Consultation with Legislative Authorities
Per PRC 164.23



HAMILTON COUNTY PARK DISTRICT
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET
TEL NO. (513) 728-3551 Ext.217
FAX NO. (513) 521-2896

DATE:	September 17, 2009	FAX NO.	
TO:	Anderson Township	PAGES:	4
ATTN:	Ms. Clingman		(including this cover sheet)
FROM:	Sally Bauer, Park Planner	PHONE	

**IF YOU HAVE ANY PROBLEM WITH THE RECEPTION OF THESE PAGES, PLEASE
CONTACT US AT (513) 728-3551, EXT 264**

As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Miami Township regarding the following project:

- Turpin Farms Acquisition site – 110 acres

(See attached project information describing the above project)
No Funds from Anderson Township are involved in this project.

**Please respond to this fax indicating you have received this information and
acknowledge these applications.**

Should you have any questions, please contact Sally Bauer, Park Planner at 245-7459.



HAMILTON COUNTY PARK DISTRICT
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET
TEL NO. (513) 728-3551 Ext.217
FAX NO. (513) 521-2896

DATE:	September 17, 2009	FAX NO.	(513) 946-4330
TO:	Hamilton County Commissioners	PAGES:	
ATTN:	Jeff Aluotto		(including this cover sheet)
FROM:	Sally Bauer, Park Planner	PHONE	

**IF YOU HAVE ANY PROBLEM WITH THE RECEPTION OF THESE PAGES, PLEASE
CONTACT US AT (513) 728-3551, EXT 264**

As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Miami Township regarding the following project:

- Turpin Farm Acquisition – 125 acres
- Avoca Expansion acquisition – 77 acres
- Woodland Mound Expansion acquisition – 2.7 acres
- Mitchell Memorial Forest Expansion – 47 acres
- Dry Fork Creek Restoration in Miami Whitewater forest – this is not an acquisition project.

(See attached project information describing the above project)
No Funds from Hamilton County are involved in this project.

**Please respond to this fax indicating you have received this information and
acknowledge these applications.**

Should you have any questions, please contact Sally Bauer, Park Planner at 728-3551 extension 264.



Hamilton County

County Administrator

BOARD OF COMMISSIONERS

David Pepper
President

Todd Portune
Vice President

Greg Hartmann

County Administration Building
138 East Court Street
Cincinnati, Ohio 45202

Phone (513) 946-4400
Fax (513) 946-4444
TDD/TTY (513) 946-4719
www.hamiltoncountyohio.gov

ADMINISTRATOR
Patrick Thompson
Phone (513) 946-4420

October 12, 2009

Jack Sutton, Park Director
Hamilton County Park District
10245 Winton Road
Cincinnati, OH 45231

Dear Mr. Sutton:

Please accept this correspondence in support of the Park District's Clean Ohio Application focusing on the acquisition of properties for greenspace preservation and streambank stabilization.

The benefits associated with the Park District's application, in terms of streambank stabilization, invasive species removal, and preservation of greenspace fits very well with other strategic environmental initiatives being undertaken by Hamilton County. Specifically, the streambank stabilization projects will assist with the goals of the County's Phase II Stormwater program by helping to reduce sediment loads into local waterways. It is clear that your proposal will greatly assist in improving the environmental quality of our County and thus the quality of life of our residents.

If there is anything additional that I can do to assist with your application, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, reading "Patrick J. Thompson".

Patrick J. Thompson

Cc: David Pepper, County Commissioner
Todd Portune, County Commissioner
Greg Hartmann, County Commissioner
Jeff Aluotto, Assistant County Administrator



Anderson Township

Anderson Center

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

Phone: 513.688.8400

Fax: 513.231.2967

andersontownship.org

andersoncenterevents.org

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OCT 06 2009

HAMILTON COUNTY PARK DISTRICT

Township Trustees

Russell L. Jackson, Jr.

Albert F. Peter

Peggy D. Reis

Fiscal Officer

Kenneth G. Dietz

Fax: 513.231.4835

Township Administrator

Vicky L. Earhart

Assistant Administrator for Operations/Development Services Director

Steve E. Sievers, AICP

Assistant Administrator for Human Resources

Suzanne M. Parker

Fire Chief

Mark J. Ober

Emergency: 911

Public Works Director

Richard A. Shelley

Sheriff's District 5

Lt. Mike L. Hartzler

District Commander

Emergency: 911

Phone: 513.474.5770

Fax: 513.474.9126

Law Director

Margaret W. Comey

Phone: 513.361.1208

Fax: 513.361.1201

September 30, 2009

Mr. Ross Hamre, Planning Director
Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231

RE: TURPIN FARMS PROPERTY ON LITTLE MIAMI RIVER

Dear Ross:

It is with great pleasure to write and express Anderson Township's support of the Hamilton County Park District's (HCPD) efforts to acquire the Turpin property on the south shore of the Little Miami River, in the northeastern part of Anderson Township. This property is uniquely positioned at the bend in this State and National Scenic River, and the HCPD's acquisition would help to maintain the wonderful natural characteristics in this area.

The Hamilton County Park District's proposed acquisition through the Clean Ohio Conservation Program is an ideal use of funds to help preserve a riparian corridor along the Little Miami River. We have greatly appreciated the partnership between the HCPD and Anderson Township to preserve open space in our community, and are excited about your desire to protect this important floodplain area and key bend in the River.

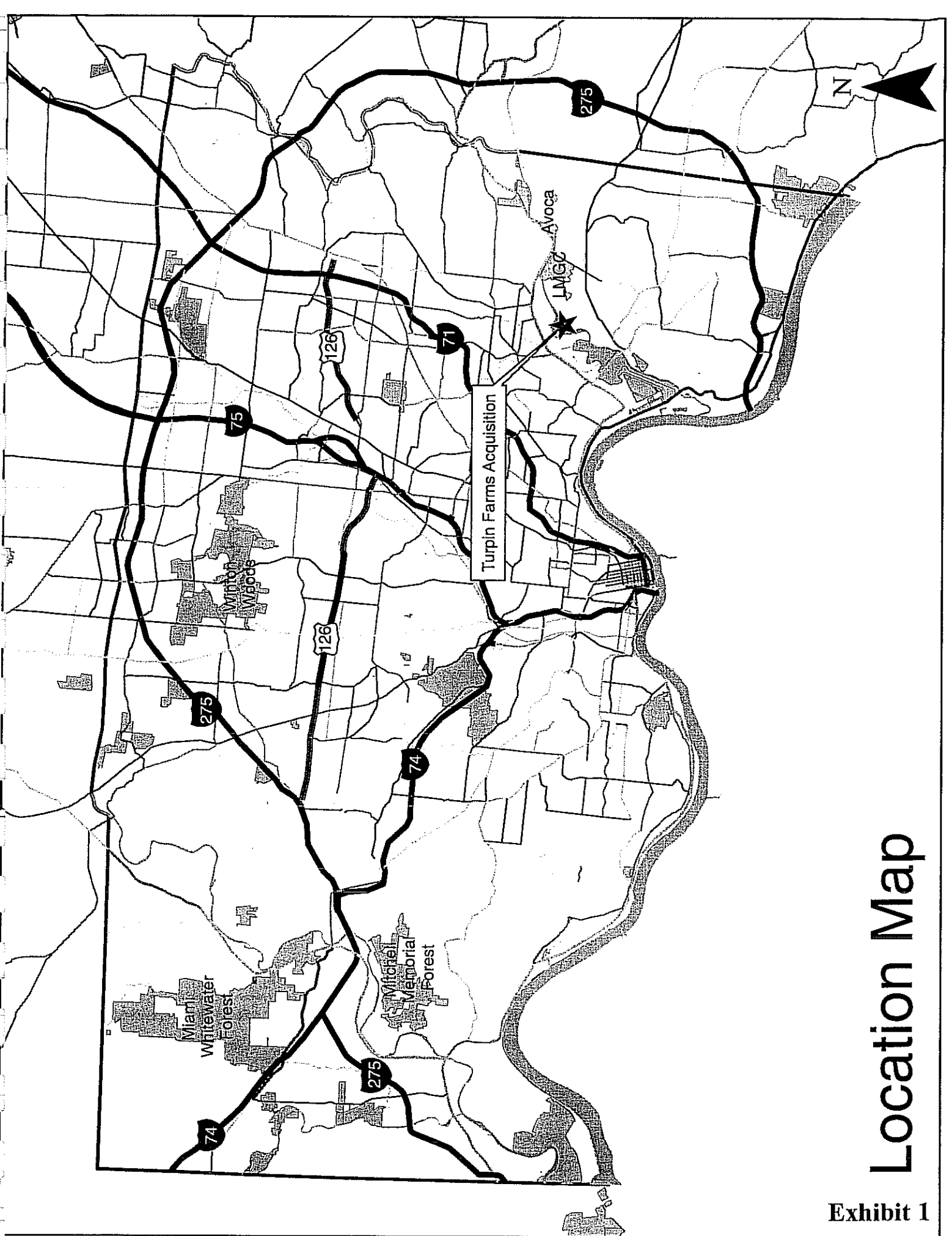
Sincerely,

Steve E. Sievers, AICP

Assistant Administrator for Operations/Development Services Director

cc: Board of Township Trustees: Peggy Reis, Russ Jackson, Al Peter
Township Fiscal Officer: Ken Dietz
Township Administrator: Vicky Earhart

Exhibits



Location Map

Board

Turpin Farm Acquisition site

Clear
Creek
Park

10



The HCPD will contact Duke Energy regarding a partnership on the utility corridor restoration.

Existing Farm area will remain in farming for 10 years by permission of the OPWC. It will be restored to a meadow habitat after that time.

Easement to access site

Turpin Farm Acquisition site

Restoration Items

Approximately 50 acres of Asian Bush Honeysuckle will be removed from the woodland area of the site. Habitat nesting platforms and nest boxes will be installed on the site where found to be most beneficial to the animal. Unnatural debris will be removed from the river's edge.

Habitat

Restoration Map

100 Year Floodplain Limits

Turpin Farm Acquisition site

Easement to access site

Department Fish and Wildlife
Wetland designated area.

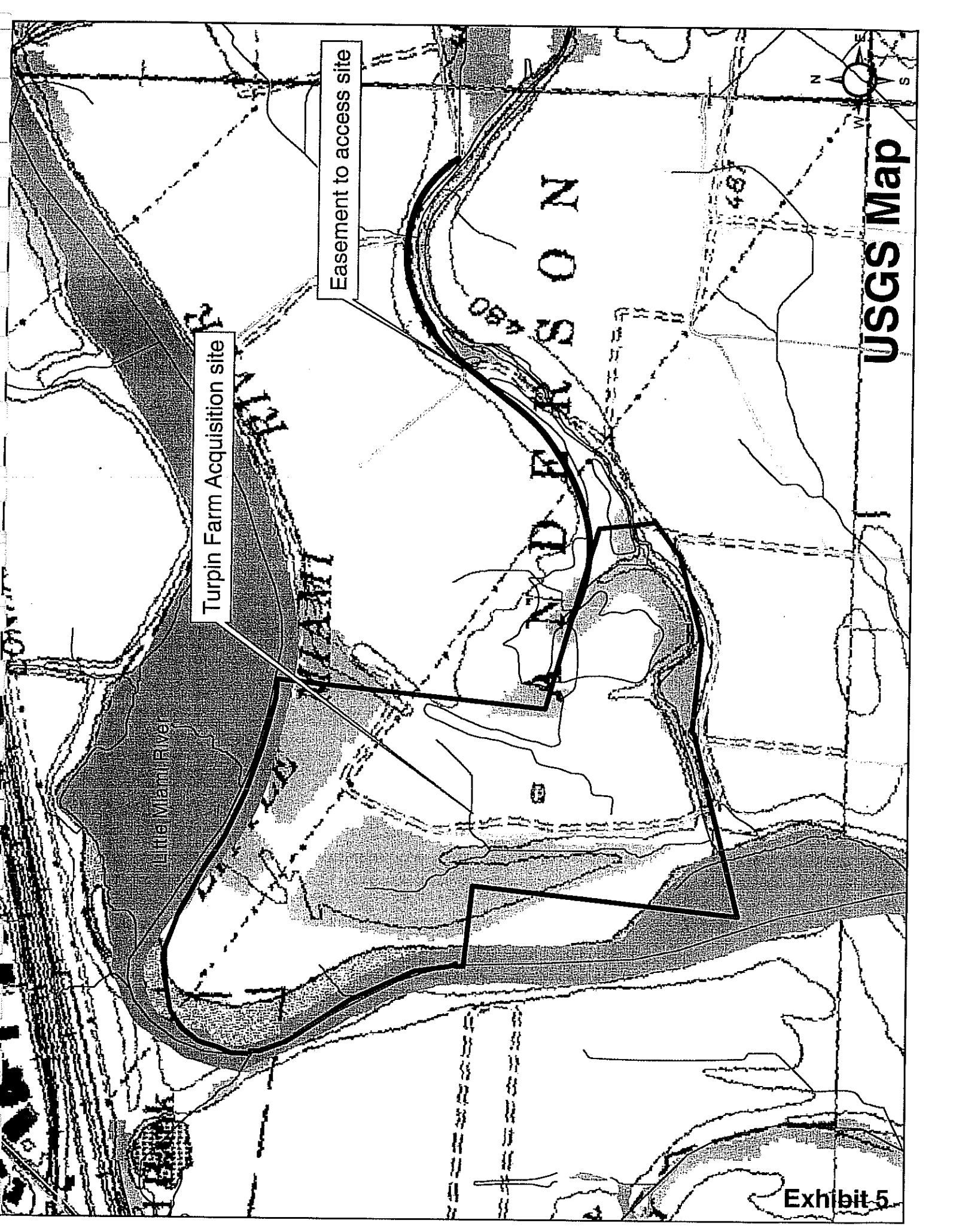
Armleder Park
Owned by the
Cincinnati Park Board
Operated by HCPD

Clear Creek Park
Owned and Operated
by Anderson Township
Park District

Department Fish and Wildlife
Wetland designated area.



Floodplain/Wetland Map

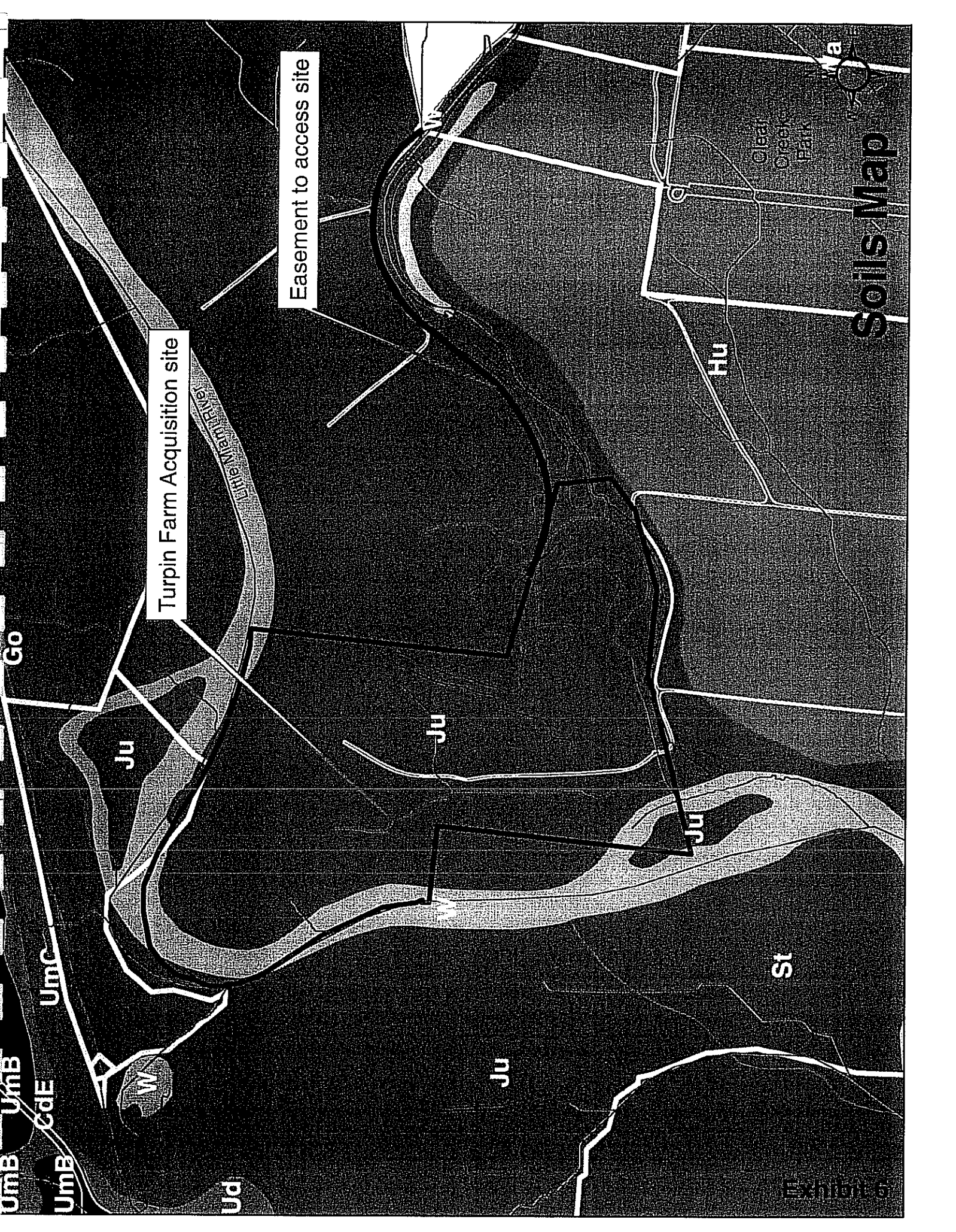


Turpin Farm Acquisition site

Easement to access site

USGS Map

Exhibit 5



Soils Map

Turpin Farm Acquisition site

Easement to access site

Appendix

Jack Sutton

From: Miller, Michael [Michael.Miller@pwc.state.oh.us]
Sent: Thursday, October 08, 2009 3:30 PM
To: Jack Sutton
Subject: RE: Draft Purchase Contract - Fischer Tract

Yes, your information is accurate. Just to clarify that we have an exit strategy and that the crop rights are for ten years.

Michael Miller
Director
Ohio Public Works Commission
65 East State Street, Suite 312
Columbus, OH 43215
614.752.9343 - Phone
614.466.4864 - Fax
michael.miller@pwc.state.oh.us

From: Jack Sutton [mailto:jsutton@greatparks.org]
Sent: Thursday, October 08, 2009 2:58 PM
To: Miller, Michael
Cc: Jack Sutton
Subject: FW: Draft Purchase Contract - Fischer Tract

Mike,

Thank you for calling me yesterday and leaving me a voicemail regarding the Fischer Tract Purchase contract. I accidently erased my voicemail, so I'm writing to confirm everything.

Based upon your message, I understand that you are generally "ok" with the purchase contract and you are comfortable with the Hamilton County Park District proceeding with its Clean Ohio / NRAC application based upon the contract you have reviewed. I also understand that you are generally "ok" with the SELLER retaining crop rights (as presented in the contract) given that this is such a critical acquisition.

Also, I understood you to say that you will want to make sure that the final deed restriction language include conditions that OPWC must approve any transfer of the property in the future, (IE: If the Park District ever contemplates such a transfer or assignment). This is perfectly logical to me. So we will be ready to work out the appropriate text when the time comes, should we be fortunate enough to have a successful application.

Mike, If you would, please reply back to me to confirm that my understanding of your message is accurate as described above.

Thank you,

Jack

Jack Sutton, Director
Hamilton County Park District
10245 Winton Road

Cincinnati, Ohio 45231
513-521-7275

From: Jack Sutton
Sent: Monday, September 28, 2009 10:01 AM
To: 'michael.miller@pwc.state.oh.us'
Cc: Jack Sutton
Subject: FW: Draft Purchase Contract - Fischer Tract

Mike,

Our surveyor has confirmed the sale acreage for the Fischer Tract to be 110 acres.

We are now ready to finalize our contract and work on the NRAC application. Can we proceed with the language in paragraph #5? See my note below.

Thank you for taking the time to review this issue.

Jack

*Jack Sutton, Director
Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231
513-521-7275*

From: Jack Sutton
Sent: Thursday, September 24, 2009 8:56 AM
To: 'michael.miller@pwc.state.oh.us'
Cc: Rick Johnson; Hubbard, Ted; Ross Hamre; Jack Sutton
Subject: Draft Purchase Contract - Fischer Tract

Mike,

Good morning. As discussed on September 15, we are making good progress with a Purchase Contract with the Fischer Family to purchase approximately 100- 125 acres along the Little Miami River. Our survey is underway and we should have the actual sale acreage finalized in a week or so.

Also as discussed, the Seller is insisting they retain Crop Rights on approximately 35 acres (actual acreage to be determined by survey). My Board is "OK" with this as it provides a temporary interim land management practice that actually saves the Park District money for maintenance. We feel the "UP to 10-Years" language is acceptable given that this acreage will be preserved in perpetuity. This agreement will prevent a gravel mine from occurring on this tract.

I am attaching a copy of the most recent draft of the Contract for your review. I have highlighted paragraphs #5 (Crop Rights) and #7 (Deed restrictions) for your convenience.

10/14/2009

Specifically, I am requesting you consider the language in paragraph #5 (or something similar) acceptable so we can proceed with an NRAC application for funding assistance from the Clean Ohio Program.

We are hoping to finalize this contract language by next week so we can focus on our NRAC application. The deadline for this project application is Friday October 16, 2009.

Thank you for taking the time to review this and consider our request. If you have any suggestions on the language, please feel free to call me directly at 513-728-3543.

Jack

*Jack Sutton, Director
Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231
513-521-7275*

<<Purchase.Contract.draft.9.24.09.DOC>>



Little Miami State and National Scenic River



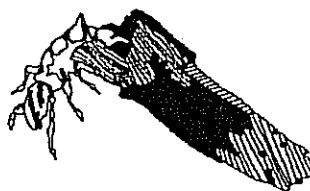
Ohio Stream Quality Monitoring 2008 Annual Report



Introduction

Ohio Scenic Rivers Program

With more than 60,000 miles of streams, Ohio is a water-rich state. Many of Ohio's streams support thriving plant and animal communities, including Ohio's state designated scenic rivers. Administered by the Ohio Division of Natural Areas and Preserves, the Ohio Scenic Rivers Program oversees 13 state designated scenic river systems, comprising 754 river miles along 23 stream segments. These streams represent some of the best of Ohio's waterways.



Stream Quality Monitoring Project

Developed in 1983, the Stream Quality Monitoring (SQM) Project uses volunteers in aquatic macroinvertebrate monitoring to compile biological and water quality data on the state's scenic rivers. The SQM project is an excellent, simple and cost-effective method of assessing a stream's health.

Aquatic macroinvertebrates organisms lack a backbone (invertebrate), are large enough to view with the naked eye (macro), and spend at least a portion of their lives in the water (aquatic). Macroinvertebrates, such as various aquatic insects (e.g. mayfly, stonefly), are good indicators of stream health. When negative impacts to a stream occur, the result may show a decline or absence of certain macroinvertebrate species. Through consistent monitoring in the SQM Project, changes observed in the macroinvertebrate community help the Ohio Scenic Rivers Program detect and address potential impacts to a stream.

The Ohio Scenic Rivers Program compiles volunteer field assessment information into a statewide database. The database serves as a tool to track short- and long-term changes and trends over time.

SQM Project Relies on Volunteers

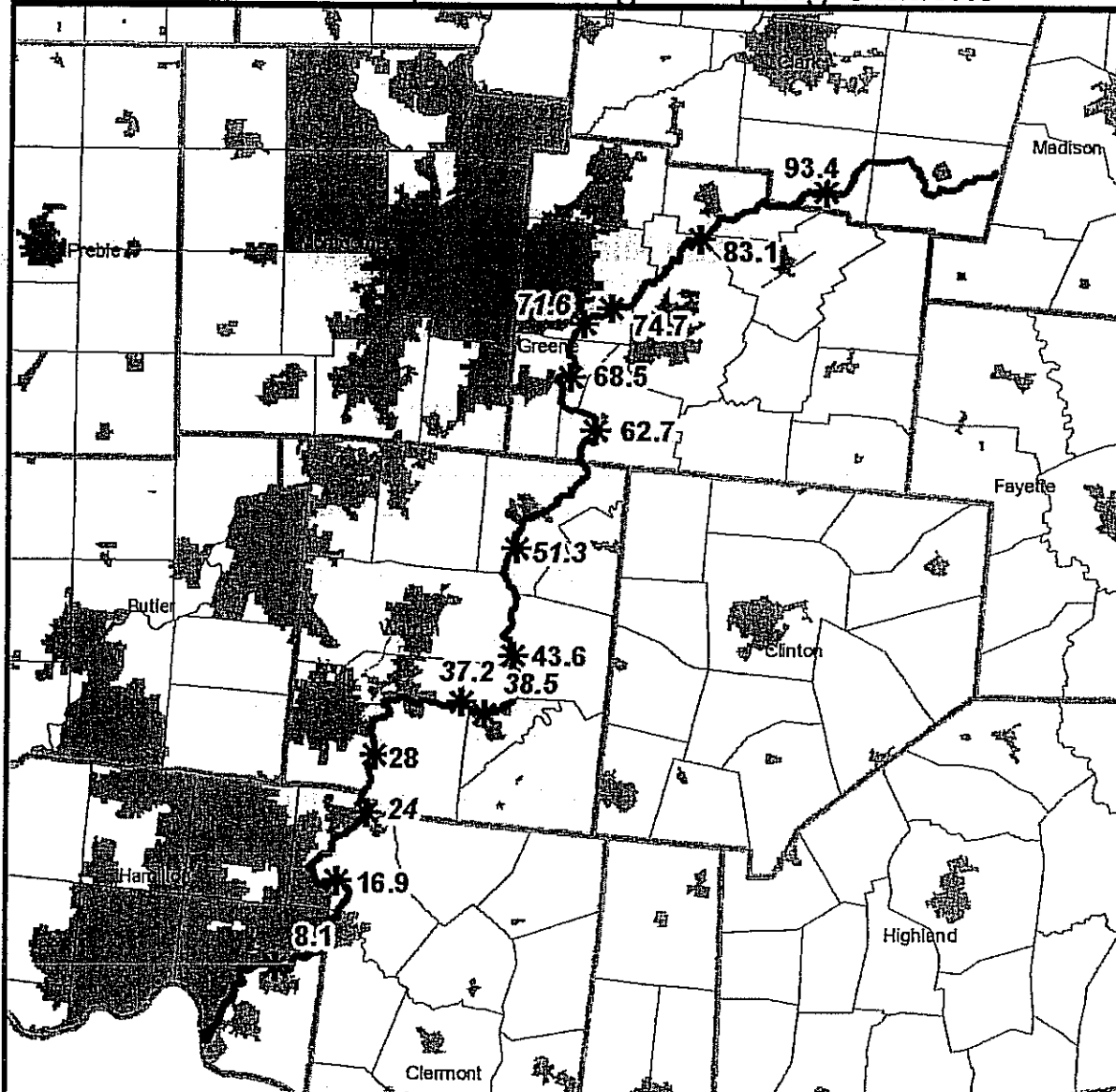
Coordinated by the Division of Natural Areas and Preserves, the SQM Project provides opportunities for public participation in scenic river protection efforts. Many local, youth and conservation organizations, individuals and families are committed to monitoring more than 150 stations along Ohio's scenic rivers.

SQM volunteers collect macroinvertebrate data from selected monitoring stations, also referred to as monitoring sites or reference stations, three times during the monitoring season. Volunteers complete field assessment forms which document taxonomy, tolerance and abundance of collected organisms.

SQM Annual Report

The information collected by volunteers has become a critical tool for the documenting of the health of Ohio's state scenic, wild and recreational rivers. This report is a compilation of field data collected during 2008 by volunteers and staff. It also represents a year of dedication and commitment shown to Ohio's special waterways by thousands of SQM volunteers.

Little Miami River Stream Quality Monitoring Sampling Stations



Legend



SQM Station



Scenic River Designation



County Boundary

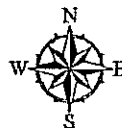


Township Boundary



City Boundary

Bold= Reference Station
Italic= Non-reference Station



0.5 2 3 4
Miles



DNAP

River Mile 83.1 - Jacoby Road Access DNAP-Judie Welch

River Mile 93.4 - Garlough Road Access Karin Rotroff - DNAP

The continued success of the Stream Quality Monitoring Project is dependent upon the commitment and dedication of these (and other) volunteers and participants. If you would like to participate in Ohio's volunteer Stream Quality Monitoring Project, please contact Bob Welch, Southwest Ohio Stream Quality Monitoring Coordinator at 937-548-1596 or John Wolary, the Southwest Ohio Assistant Regional Scenic Rivers Manager at 513-934-0751 or the Division of Natural Areas and Preserves at 614-265-6453.

River Mile 68.5 - Washington Mills Access

This sampling station is located adjacent to Stewart Road in the small town of Bellbrook. The riffle area is located under and immediately downstream from the bridge. Large gravel and cobbles comprise the majority of the river bottom and macroinvertebrate habitat at this site is generally good. CIVs consistently range in the good to excellent categories with a wide variety of species represented in samples.

River Mile 74.7 - Glen Thompson Reserve

Glen Thompson Reserve is a small park area owned by the Division of Natural Areas and Preserves, is located immediately adjacent to SR 35 and managed by the Greene County Park District. The riffle area, located about 200 yards upstream from the SR 35 bridge crossing is composed primarily of gravel and cobbles and is considerably deep. This composition results in excellent habitat for dobsonfly larvae (hellgrammites) known to prefer deep, swift-moving riffles. Presently the CIVs remain consistently high at this location showing no influence from the erosion of the upstream bank.

River Mile 83.1 - Jacoby Road Access

Located northwest of the city of Xenia, the Jacoby Road Access area is both easily accessible and an excellent site to sample. It is also a popular canoe access. Adequate parking is available for school groups wishing to utilize the river for the study of the macroinvertebrates and water quality relationship. The heavily forested river corridor in this area, when combined with a riverbed comprised of sand, gravel, cobble and boulders results in exceptional aquatic habitat. Within the 40-foot-wide riffle area, nearly all pollution-intolerant organisms may be collected at this sampling station. CIVs are consistently high at this riffle.

River Mile 93.4 - Garlough Road Access

The northern most sampling station on the Little Miami, this area is located on Garlough Road in southern Clark County. Access is difficult due to thick brush and undergrowth and parking is restricted to the bridge area. Caution must be exercised when sampling this station. The riffle area is quite narrow and the riverbed is comprised mostly of sand and gravel. As a result, habitat is limited and CIVs recently are in the low excellent to high excellent range. At times in the late summer and fall, the water is so clear that it is difficult to determine the depth of the water.

Total Suspended Solids (TSS)

In 1999, the Scenic River Program added Total Suspended Solids (TSS) monitoring to the Stream Quality Monitoring (SQM) Project. The purpose of this addition is to estimate the amount of soil sediments impacting a stream by estimating the turbidity of the water. These sediments are attributed to problems originating upstream of the sampling site. The equipment is calibrated to predict Total Suspended Solids (TSS) at 90% accuracy. The measurements are accurate enough to determine the changes in sediment rates in a stream at a given location and time.

Variables such as amount of precipitation, slope and gradient of the river system, soil type, time of year data is collected, amount of development, amount of riparian corridor, velocity of the river flow, and the amount of waste water effluent have an effect on the TSS value. Precipitation amount is important because of the increased potential for sediments to be carried into the river during a rain event.

The TSS value may appear higher than normal if precipitation amounts are not taken into account. Since large rain events usually happen in the spring and early summer, the time of year the samples are taken could affect the TSS score. The gradient (or slope) of the stream is important as well. Sediments do not settle out as easily in high gradient streams because the velocity of the water washes it downstream. In low gradient streams, sediment has a chance to settle out, resulting in a lower TSS value. Soil types impact TSS values because some soil types erode faster than others. A better understanding of the types of soils within the watershed may give way to a better understanding of the baseline TSS values for a stream. Development in an area can cause changes in the TSS score. Areas cleared for new buildings are often not covered, causing an acute rise in the amount of suspended solids in nearby streams. Impermeable surfaces can also cause chronic elevation of TSS values because there is no buffer to absorb or trap runoff. Wastewater treatment plant effluent would only affect TSS scores in low flow situations, and only if the plant employs only primary or secondary treatment.

The actual process of taking a sample is simple. Using a clear Lucite sediment stick developed by the Lake Soil and Water Conservation District, a water sample is collected from the stream. Keeping the sample materials suspended, water is then poured out of the tube until the 0.4-inch target dot is visible on the tube bottom. A reading of the water column height is taken from the markings on the stick to the nearest ¼ inch. A conversion table is then used to convert the sediment stick reading to total suspended solid measurement in the form of an estimate of the weight of solids suspended in the water column (mg/l).

The TSS measurement can further be used to estimate water quality through the use of the following scale:

- TSS <10 mg/l = excellent water quality
- TSS 10-28 mg/l = normal water quality
- TSS 29-133 mg/l = impaired stream
- TSS >133 mg/l = severely impacted stream

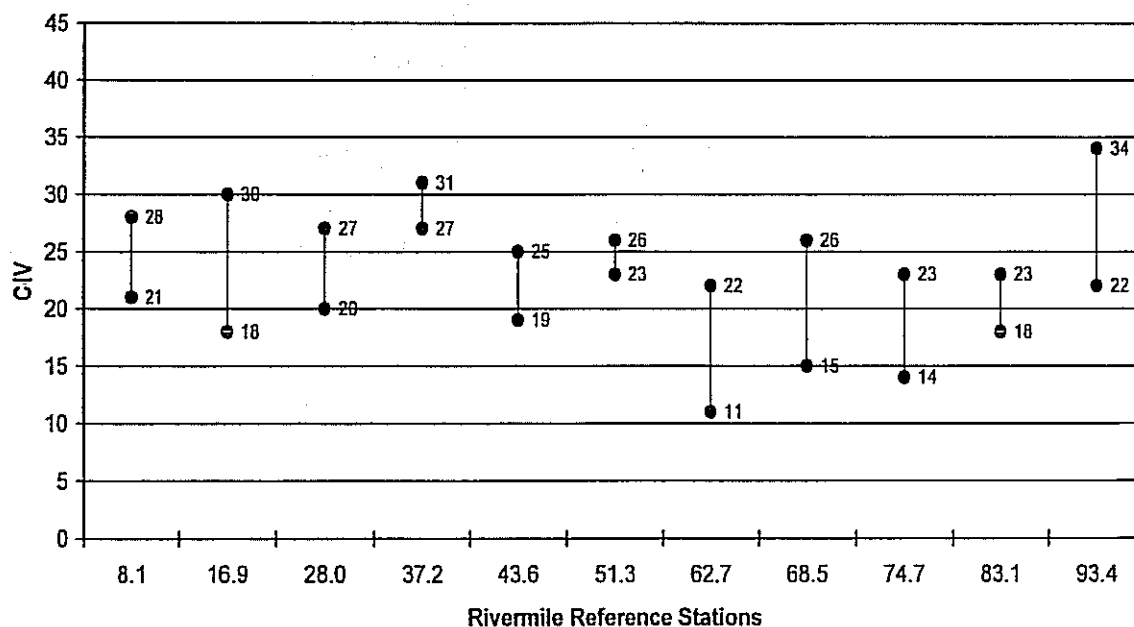
2008 TSS Results: Sediment stick samples for monitoring of Total Suspended Solids (TSS) in the Little Miami River reflected excellent to normal water quality at nine reference stations. Two stations on the lower Little Miami River are showed to be impaired. All reference stations were tested at least one time during the testing season. Three non reference stations were not tested.

Table 2. Little Miami River 2008 Mean CIV by Reference Station

STATION	W P	M F	S T	D O	C D	R I	O S	D A	D R	C R	B L	C F	S C	S L	S W	B F	A W	M I	P S	L E	CIV
8.1	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆					◆	◆	◆	◆		25+
16.9	◆	◆	◆	◆	◆	◆	◆	◆	◆		◆				◆	◆	◆	◆	◆		23-
28	◆	◆	◆		◆	◆	◆	◆	◆	◆	◆				◆		◆		◆		22-
37.4	◆	◆	◆		◆	◆	◆	◆	◆	◆	◆	◆			◆		◆	◆	◆	◆	29=
43.6	◆	◆			◆	◆	◆	◆	◆		◆	◆	◆	◆	◆		◆	◆		◆	23+
51.3	◆	◆			◆	◆	◆	◆	◆	◆		◆	◆	◆	◆		◆			◆	24-
62.7		◆			◆	◆	◆	◆	◆	◆	◆	◆			◆			◆		◆	17-
68.5	◆	◆	◆		◆	◆	◆	◆	◆		◆	◆			◆	◆	◆				19-
74.7	◆	◆	◆		◆	◆	◆	◆	◆	◆	◆				◆	◆	◆				19-
83.1	◆	◆	◆		◆	◆	◆	◆	◆	◆	◆	◆			◆		◆				20-
93.4	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆		◆	◆	◆	◆	◆		27-

Figure 1.1 represents the maximum and minimum CIV range recorded during the year for each reference station. Figure 1.2 represents mean CIV at each reference station over many years. For the full range of CIV attained at all sites monitored during the year including non-reference stations, please see the *Appendix*.

Figure 1.1 Little Miami River CIV Max & Min Ranges 2008



Qualitative Habitat Evaluation Index (QHEI)

The Qualitative Habitat Evaluation Index (QHEI) is a system developed and employed by the Ohio Environmental Protection Agency to measure physical habitat conditions in and around rivers and streams in Ohio. During 1998, the SQM Project staff tested a modified version of the QHEI, referred to as *Citizen's QHEI*, to gather baseline measurements at reference stations on several of Ohio's scenic rivers. It is anticipated that such measurements will become yet another annual tool that will be used to monitor habitat and water quality conditions on all Ohio scenic rivers.

The SW Ohio Scenic Rivers staff performed QHEI evaluations at reference stations on the lower half of the Little Miami River in 2000. Evaluations on the remaining portion will occur as new staff become trained (*). These habitat conditions are re-evaluated every five years. In addition, volunteer monitors are also encouraged to receive training and perform Citizen's QHEI on Southwest Ohio Scenic Rivers.

Results from 2000 QHEI are included below. When attempting to interpret this data, it is important to recognize that OEPA generally concludes that any site receiving a QHEI value greater than 60 meets current warmwater habitat (WWH) standards. Meeting WWH standards suggests that such locations should be adequate for supporting reproducing communities of fish and macroinvertebrate life. Sites attaining QHEI scores of greater than 80 are generally believed to contain exceptional habitat conditions for warmwater communities.

The following table has been prepared to assist with determining the relationship between habitat conditions (measured by the QHEI) and macroinvertebrate community performance (measured by the Cumulative Index Value), at each of the reference stations on selected rivers.

Table 3. Little Miami River 2000 QHEI & SQM Assessment Data

Reference Station	QHEI	Attainment Status	2000 Average CIV	SQM Assessment
RM 8.1	84	FULL	28	EXCELLENT
RM 16.9	78	FULL	31	EXCELLENT
RM 28.0	82	FULL	30	EXCELLENT
RM 43.6	84	FULL	26	EXCELLENT
RM 51.3	84.5	FULL	24	EXCELLENT
RM 62.7	*	*	*	*
RM 68.5	*	*	*	*
RM 74.7	*	*	*	*
RM 83.1	*	*	*	*
RM 93.4	*	*	*	*

River Code: 11-001	Stream: Little Miami River	Sample Date: 1998
River Mile: 3.70	Basin: Little Miami River	Date Range: 07/30/1998
	Time Fished: 1927 sec	Drain Area: 1752.0 sq mi
	Dist Fished: 0.50 km	No of Passes: 1
		Sampler Type: A

Species Name / ODNR status	IBI Grp	Feed Guild	Breed Guild	Tol	# of Fish	Relative Number	% by Number	Relative Weight	% by Weight	Ave(gm) Weight
Freshwater Drum			M	P	26	52.00	23.01	7.80	4.70	150.00
Common Carp	G	O	M	T	25	50.00	22.12	84.85	51.15	1,697.00
Gizzard Shad		O	M		13	26.00	11.50	2.51	1.51	96.46
Bullhead Minnow	N	O	C		6	12.00	5.31	0.02	0.01	1.83
Smallmouth Buffalo	C	I	M		5	10.00	4.42	15.50	9.34	1,550.00
River Carpsucker	C	O	M		5	10.00	4.42	9.90	5.97	990.00
Shorthead Redhorse	R	I	S	M	5	10.00	4.42	6.14	3.70	614.00
Channel Catfish	F		C		5	10.00	4.42	13.70	8.26	1,370.00
Golden Redhorse	R	I	S	M	3	6.00	2.65	4.62	2.79	770.00
Spotted Bass	F	C	C		3	6.00	2.65	0.49	0.29	81.00
Longear Sunfish	S	I	C	M	3	6.00	2.65	0.08	0.05	12.67
Silver Redhorse	R	I	S	M	2	4.00	1.77	8.20	4.94	2,050.00
Smallmouth Bass	F	C	C	M	2	4.00	1.77	0.23	0.14	58.50
Sauger	F	P	S		2	4.00	1.77	1.41	0.85	353.50
Longnose Gar		P	M		1	2.00	0.88	5.50	3.32	2,750.00
Goldfish	G	O	M	T	1	2.00	0.88	0.37	0.22	185.00
Silver Chub	N	I	M		1	2.00	0.88	0.02	0.01	11.00
Emerald Shiner	N	I	S		1	2.00	0.88	0.01	0.01	5.00
Bluntnose Minnow	N	O	C	T	1	2.00	0.88	0.00	0.00	2.00
Str. Bass X Wh. Bass	E				1	2.00	0.88	2.40	1.45	1,200.00
Largemouth Bass	F	C	C		1	2.00	0.88	2.10	1.27	1,050.00
Bluegill Sunfish	S	I	C	P	1	2.00	0.88	0.03	0.02	13.00
Mile Total					113	226.00		165.88		
Number of Species					21					
Number of Hybrids					1					

Appendix B

Species List

River Code: 11-001	Stream: Little Miami River	Sample Date: 1998
River Mile: 10.90	Basin: Little Miami River	Date Range: 07/28/1998
	Time Fished: 6148 sec	Thru: 09/04/1998
	Drain Area: 1707.0 sq mi	Sampler Type: A
	Dist Fished: 0.90 km	No of Passes: 2

Species Name / ODNr status	IBI Grp	Feed Guild	Breed Guild	Tol	# of Fish	Relative Number	% by Number	Relative Weight	% by Weight	Ave(gm) Weight
Emerald Shiner	N	I	S		47	50.25	14.27	0.13	0.09	2.54
Gizzard Shad		O	M		37	41.00	11.64	5.01	3.66	125.70
Shorthead Redhorse	R	I	S	M	34	36.25	10.29	17.39	12.71	478.49
Spotfin Shiner	N	I	M		27	32.25	9.16	0.11	0.08	3.47
Freshwater Drum			M	P	16	17.75	5.04	3.82	2.79	211.63
Smallmouth Bass	F	C	C	M	16	16.25	4.61	1.12	0.82	68.06
Bluntnose Minnow	N	O	C	T	16	16.00	4.54	0.02	0.01	1.27
Channel Catfish	F		C		13	15.00	4.26	23.46	17.14	1,555.23
Longear Sunfish	S	I	C	M	15	15.00	4.26	0.19	0.14	12.80
Common Carp	G	O	M	T	13	14.75	4.19	29.90	21.85	2,053.85
Smallmouth Buffalo	C	I	M		10	11.75	3.34	19.63	14.34	1,675.00
Bullhead Minnow	N	O	C		9	11.00	3.12	0.02	0.01	1.95
Str. Bass X Wh. Bass	E				7	7.75	2.20	5.57	4.07	716.86
Spotted Bass	F	C	C		7	7.00	1.99	0.10	0.07	14.57
Bluegill Sunfish	S	I	C	P	6	6.25	1.77	0.08	0.06	12.33
Northern Hog Sucker	R	I	S	M	6	6.00	1.70	2.61	1.91	435.00
White Bass	F	P	M		4	4.75	1.35	0.98	0.72	205.00
Slenderhead Darter	D	I	S	R	4	4.50	1.28	0.02	0.01	3.50
Flathead Catfish	F	P	C		4	4.00	1.14	10.69	7.81	2,671.25
Mountain Madtom [E]		I	C	R	4	4.00	1.14	0.01	0.01	2.50
Golden Redhorse	R	I	S	M	3	3.50	0.99	1.93	1.41	573.33
Stonecat Madtom		I	C	I	3	3.25	0.92	0.05	0.03	13.33
Banded Darter	D	I	S	I	3	3.25	0.92	0.01	0.01	2.00
River Carpsucker	C	O	M		3	3.00	0.85	3.90	2.85	1,300.00
White Crappie	S	I	C		2	2.50	0.71	0.76	0.56	305.00
Silver Redhorse	R	I	S	M	2	2.25	0.64	3.00	2.19	1,325.00
Quillback Carpsucker	C	O	M		2	2.00	0.57	1.80	1.32	900.00
Logperch	D	I	S	M	2	2.00	0.57	0.04	0.03	17.50
Longnose Gar		P	M		1	1.25	0.35	0.21	0.15	165.00
Mooneye		I	M	R	1	1.25	0.35	0.07	0.05	59.00
River Redhorse [S]	R	I	S	I	1	1.25	0.35	3.88	2.83	3,100.00
Mimic Shiner	N	I	M	I	1	1.25	0.35	0.00	0.00	1.00
Sand Shiner	N	I	M	M	1	1.00	0.28	0.00	0.00	1.00
Rock Bass	S	C	C		1	1.00	0.28	0.02	0.02	22.00
Sauger	F	P	S		1	1.00	0.28	0.20	0.15	200.00
Sauger X Walleye	E	P			1	1.00	0.28	0.14	0.10	138.00
Mile Total					323	352.25		136.84		
Number of Species					34					
Number of Hybrids					2					

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THE LATE PREHISTORIC CULTURES OF THE OHIO VALLEY

by JAMES B. GRIFFIN

Director, Museum of Anthropology, University of Michigan

After the decline of the Hopewell culture there can be recognized a period of unknown length during which relatively little cultural progress was made. Actually, this was a period of decline in quite a number of the ceremonial aspects of Indian life as it is revealed by materials placed with the dead and by the type and amount of time spent in the construction of tombs. This is the beginning of Late Woodland, and has been identified from one end of the Ohio Valley to the other. In southern Illinois the materials belonging to this period have been called the Lewis Focus by University of Chicago archaeologists. The Lewis people sometimes made their burials in pits, and at others, placed them under stone slabs with very little associated grave material. They continued to make side-notched and stemmed projectile points, but gradually toward the end of their existence, substituted a small triangular point characteristic of the Mississippi people. Their pottery is a continuation of the old Woodland tradition, but it is markedly thinner than during the preceding Hopewell period and has very little decoration. The old Woodland subconoidal and round-based forms with relatively straight rims continued to be made, but toward the end of the period they began to take on some of the incised decorative techniques which were to become common in the Mississippi period. Also some of the vessel forms, such as plates and bowls, are common in Lewis. They also made a small amount of red-slipped pottery which is related to types in the central and lower Mississippi Valley.

A short distance to the north of the Lewis Focus is the Carbondale area, where a very similar Woodland manifestation has been called Raymond. This, again, is a rather generalized Late Woodland group with very few distinctive characteristics which would serve to identify it. It merges indistinguishably on the north into other Late Woodland material. In southwestern Indiana there is a little-known

Sally Bauer

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Information on archeology of Turpin farm.

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cultural complex, identified almost entirely on the basis of ceramic material to which the name Yankeetown has been given. So far, this is simply a distinctive style of incised and applique pottery which is found in minor percentages, probably as trade ware, in Late Woodland sites in southern Illinois and as far west as Cahokia. Its distribution eastward along the Ohio or into northern Kentucky is not known.

In the Cincinnati area there is a cultural complex which has only recently been recognized as belonging in a period between Hopewell and the later Fort Ancient culture. The recognition of the correct time position of this culture is the result of the excavations of the Cincinnati Museum of Natural History. These excavations were made on the Turpin Farm on the Little Miami River near Newtown, Ohio. Here were recovered both a burial and a village complex which clearly indicate that this Late Woodland group is closely connected with many of the stone slab mounds found along the Ohio Valley, where they were placed on top of bluffs overlooking the main valley or tributary streams. Since the Turpin Farm is well known as a Fort Ancient site, it is suggested that this complex be referred to as Newtown. Many of the human remains in the small stone mound located in the village were in a fragmented condition and scattered, seemingly indiscriminately, in the mound structure. There were also a few flexed Woodland burials and a number of clearly intrusive extended Fort Ancient burials. At this particular site there is little or no indication of a gradual development from the

